WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053916 DEEDWARR
Recvd: 07/06/15 09:40 2 pgs
Fees:13.00 Taxes:684.50
20150706-0064694

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelly A. Brumagin	SWBC Mortgage Corp.	102040A10500CO
(NAME)	(NAME)	
404 Mercomatic Drive, Unit 105	9311 San Pedro Ave. #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kristen A. Lovett now being known as Kristen L. Pittenger, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kelly A. Brumagin, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

a single woman

A certain condominium located in Davidson County, Tennessee, being Unit No. 105 of Hillwood Place Townhomes, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Hillwood Place Townhomes of record in Instrument Number 20040130-0011736, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

BEING the same property conveyed to Kristen A. Lovett, unmarried by Warranty Deed from Robert D. French dba French Co., married, of record in Instrument No. 20071205-0140797, Register's Office for Davidson County, Tennessee, dated November 30, 2007 and recorded on December 05, 2007. The said Kristen A. Lovett having since married. Know being known as Kristen L. Pittenger.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The herein described property is not now nor ever has been the principal place of residence of the grantor or the spouse of the grantor herein.

unimproved ☐

This is improved ☑ property, known as 404 Mercomatic Drive, Unit 105, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of June, 2015.

Kristen L. Pittenger

STATE OF GA

COUNTY OF Fulton

On this 30th day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kristen L. Pittenger**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
4.2.2017

Notary Public,

