# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150071841 DEEDWARR
Recvd: 08/25/15 09:59 2 pgs
Fees:13.00 Taxes:573.50

20150825-0085676

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

KATHRYN M. CASSIDY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Sean Willis | Same | 053-09-0B-026.00 CO |
| (NAME) | (NAME) | |
| 1625 Cumberland Station Blvd. | " | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Owner | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, **Gary Pitts,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sean Willis, married,** 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:

LAND in Davidson County, Tennessee, being Lot No. 216 of Section One, Cumberland Station at Wilson Camp, as of record in Instrument No. 20011009-0109759, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Gary Pitts by Quitclaim Deed from Jennifer Pitts, n/k/a Jennifer James, dated 7|30|15 and recorded 8|25|15 in Instrument No. 20150825-0085675, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Gary Pitts and wife, Jennifer Pitts, by Warranty Deed from Randall Phillips Homes, LLC, dated 5/24/02 and recorded 5/28/02 in Instrument No. 20020528-0064012, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1625 Cumberland Station Blvd., Madison, TN 37115
(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/our hands this 12th day of August, 2015.

Gary Pitts

State of Tennessee
County of Sumner

Personally appeared before me Gary Pitts, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of August, 2015.

Notary Public Rebecca Campbell
My Commission Expires: _____

File No.: 150774

