BILL GARRETT, Davidson County
Trans:T20150076798 DEEDWARR
Recvd: 09/09/15 14:27 2 pgs
Fees:13.00 Taxes:81.40
20150909-0091682

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0653HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00.

Affiant

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of September, 2015.

Notary Public
Commission Expires: 11/20/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Claudia Wright 532 Mill Station Drive Nashville, TN 37207	OWNER	133-16-0-111.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Gary W. Temple, Administrator C.T.A. of the Estate of William A. Pitts, III

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Claudia Wright

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. 55 on the Plan of Kenilworth Estates, Section I, as of record in Book 2900, Page 105 and 106, and amended in Book 3998, Page 448, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Theodore A. Cassetty and wife, Dorothy Cassetty, by Warranty Deed from Robert Fort and wife, Dot Fort, dated 3/4/65 and recorded 3/10/65 in Book 3868, Page 437, in the Register's Office of Davidson County, Tennessee. The said Theodore A. Cassetty having since died, predeceasing his wife, and the said Dorothy Cassetty having since died. Said property having been further conveyed to William A. Pitts, III and Dorothy Pitts Fort by Quitclaim Deeds from William A. Pitts, III and Dorothy Pitts Fort, individually and as Executors of the Estate of Dorothy C. Cassetty, in Book 5475, Page 124; Book 5599, Page 880; Book 6037, Page 977; and Book 8108, Page 581, in the Register's Office of Davidson County, Tennessee.

The said Dorothy Pitts Fort having since predeceased William A. Pitts, III. The said William A. Pitts, III having since died on April 25, 2014 and the sale of subject property was authorized by Order Approving Contract filed 8/7/15, under Docket No. 14P-946, in the Probate Court for Davidson County, Tennessee, with any net proceeds, after all estate expenses, being paid to Steven Dorris Goff, the unlocated heir of Dorothy Pitts Fort, through Tennessee Department of Unclaimed Property. Gary W. Temple having been appointed Administrator C.T.A. by Order filed 6/9/15 under Docket No. 14P-946, in the Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4800 Citrus Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of September, 2015.

Gary W. Temple, Administrator C.T.A.
of the Estate of William A. Pitts, III

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple, Administrator C.T.A. of the Estate of William A. Pitts, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 8th day of September, 2015.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

