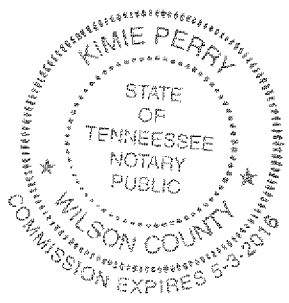
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen Linn Pittenger	Karen Linn Pittenger	085-15-0A-004.00
(NAME)	(NAME)	
104 Spring Place Drive	104 Spring Place Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/03/15 15:56 3 pgs
Fees:18.00 Taxes:425.50
20151103-0112173

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nancy J. Pizzulo, unmarried** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Karen Linn Pittenger, unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 104, on the plan of Spring Place Condominums, filed as Exhibit to and established by Master Deed of record in Book 6780, Page 229, as amended in Book 7213, Page 121, Book 7242, Page 924 and Instrument 20020709-0082174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nancy J. Pizzulo, unmarried by Warranty Deed from James H. Cloyd, unmarried dated July 16, 2014 and recorded July 17, 2014 of record in Instrument Number 20140717-0063357, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6250, Page 830; Rights of the owners in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 6780, Page 229, as amended in Book 7213, Page 121, Book 7242, Page 924 and Instrument Number 20020709-0082174; Agreement for Dedication of Easement recorded on August 8, 1977 in Book 5180, Page 910; Articles of Incorporation of Spring Place Homeowner's Association, Inc of record in Book 7233, Page 933, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 104 Spring Place Drive, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 2nd day of November, 2015.

Nancy J. Pizzulo

State of Tennessee
County of Wilson

Personally appeared before me Nancy J. Pizzulo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of November, 2015.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Trumpour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumpour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (If on paper)

