BILL GARRETT, Davidson County
Trans:T20150097964 DEEDWARR
Recvd: 11/18/15 09:50 2 pgs
Fees:13.00 Taxes:677.10
20151118-0116835

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $183,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of November, 2015.

Notary Public

My commission expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Keith H. Solomon, Esquire
Solomon | Parks Title & Escrow, LLC
4025 Hillsboro Road, Suite 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jacob R. Pitts and Leah H. Pitts	**Altra Federal Credit Union**	**Map\Parcel: 086-14-0B-144.00-CO**
3429 Parkwood Court	**1700 Oak Forest Drive**	
Hermitage, TN 37076	**Onalaska, WI 54650**	

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 ACKNOWLEDGE, WE,

Jeremy W. Lamb and Heather M. Lamb, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob R. Pitts and Leah H. Pitts, husband and wife

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. 94 on the Plan of Final Plat Fleetwood Subdivision Phase Two of record in Plat Book 6900, Page (s) 738 and 739, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy W. Lamb and Heather M. Lamb, husband and wife by Warranty deed from James Daren Rich, an unmarried man of record in Instrument No. 20110727-0057358 Register's Office for Davidson County, Tennessee, dated July 22, 2011 and recorded on July 27, 2011. (Value of consideration shown in aforementioned deed $152,500.00.) Being also known as 3429 Parkwood Court Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes which have been prorated or paid and assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page(s) 738 and 739, Register's Office for Davidson County, Tennessee.
PUD Boundary Plat of record in Book 6900, Page 225, in the Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7170, Page 987, amended in Book 7628, Page 6, Book 7940, Page 565 and Instrument No. 20110526-0040493, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of Fleetwood of record in Book 7171, Page 4, in the Register's Office for Davidson County, Tennessee.

Charter of Fleetwood Homeowner's Association of record in Book 7114, Page 370, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 7107, Page 408, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 3429 Parkwood Court, Hermitage, TN 37076.

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 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 hand(s) this 16th day of November, 2015.

Jeremy W. Lamb

Heather M. Lamb

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jeremy W. Lamb and Heather M. Lamb the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2015.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN