01288-30019

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160011227 DEEDWARRSP
Recvd: 02/10/16 10:09 2 pgs
Fees:13.00 Taxes:267.10
20160210-0012770

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,188.51

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-13-19

(AFFIX SEAL)

DOROTHY E. WELCH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen Anne Pittman	NEW OWNER	141-05-0-A 565.00CO
(NAME)	(NAME)	
1108 Vaughn Crest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **Avondale Residential, Inc., a Tennessee Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Karen Anne Pittman and Timothy Lee Pittman Sr., a married couple** , 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 Lot No. 565, on the Final Plat, Avondale, Phase 3, Section 1, of record in Instrument No. 20140728-0066971, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Avondale Residential, Inc., a Tennessee corporation by Quit Claim Deed dated 04/18/2013 from Avondale Park Partnership, a Tennessee general partnership of record in Instrument No. 20131218-0127661, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Instrument No. 20140728-0066971, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20081203-0117452, as amended of record in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Line of record in Book 5738, Page 819, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sewer Line of record in Book 7601, Page 400, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20070423-0047722, in the Register's

Office for Davidson County, Tennessee.
Agreement for Dedication of Public Utility Easement of record in Instrument No. 20080701-0067906, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20141202-0110280, in the Register's Office for Davidson County, Tennessee.
Charter of the Homeowners Association of record in Instrument No. 20081203-0117350, 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 1605 Brockton Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 8 day of Feb, 2016.

AVONDALE RESIDENTIAL, INC., A TENNESSEE CORPORATION

Michael M. Smith
Director

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael M. Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Director of Avondale Residential, Inc., a Tennessee Corporation and that he as such Director executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Director.

WITNESS my hand and seal this 8th day of February, 2016.

Notary Public
My Commission Expires: 8/23/17

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064