This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $225,000.00

Affiant

Subscribed and sworn before me this the 17th day of February, 2016.

Notary Public
My commission expires: 8.18.18

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew Robertson 2406 Porter Rd Nashville, TN 37206-1229	New Owner	07313023800

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT PITTS, A SINGLE PERSON**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MATTHEW ROBERTSON, an unmarried person**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, State of Tennessee, described as follows:

Being the northerly part of Lot Nos. 1, 2, 3 and 4 of Block "B", on the Map of Davis Heights, of record in Plat Book 843, Pages 104 and 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said part of Lots Nos. 1, 2, 3 and 4 adjoin and front together 100.0 feet on the southerly side of Porter Road and extend back between lines 161.0 feet on the westerly line and 173.4 feet on the easterly line, along the westerly margin of Wendall Avenue, to a line in the rear on which it measures 100.2 feet thereon.

Being the same property conveyed to Robert Pitts , a single person by Warranty deed from Douglas K. Mund, unmarried of record in Instrument No. 20091222-0116361 Register's Office for Davidson County, Tennessee, dated December 14, 2009 and recorded on December 22, 2009. (Value of consideration shown in aforementioned deed $127,000.00.)

Being also known as 2406 Porter Rd Nashville, TN 372061229.

Subject to all Easements and Restrictions of record.

THIS IS _XX_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2406 Porter Rd, Nashville, TN 37206-1229.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17th day of February, 2016.

Robert Pitts

BILL GARRETT, Davidson County
Trans:T20160014213 DEEDWARR
Recvd: 02/22/16 09:39 1 pgs
Fees:13.00 Taxes:832.50
20160222-0016391

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Pitts, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2016.

My commission expires: 1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066