BLD

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00. Nancy Enoch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF February, 2016. Notary Public MY COMMISSION EXPIRES: March 8, 2016 (AFFIX SEAL)
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Richardson	NEW OWNER	MAP & PARCEL
4764 Bull Run Rd		PARCEL 046-00-0-023.00
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kathryn H. Pittman,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Richardson and wife, Rita M. Richardson**

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 the 13th, formerly 25th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Bull Run Road, the southwest corner of the property conveyed to W. O. Davis and wife, by Deed from Ezell Dickerson, et ux, of record in Book 1977, Page 229, Register's Office for said County, and the southwest corner of this tract; thence with the center of said road N 64° E 507 feet to a point; the southwest corner of a tract conveyed to George H. Kessler and wife, by Deed from W. O. Davis and wife, of record in Book 2304, Page 193, said Register's Office; thence with Kessler's westerly line N 28° 8' west, passing an iron pin at 17.5 feet, 188 feet to an iron pin, Kessler's northwest corner; thence N 2-1/2° E with the westerly line of the property conveyed to Williams B. Suratt et ux, by Deed from W. O. Davis, et ux, of record in Book 2633, Page 93, said Register's Office, 212 feet to a point in the southern boundary line of Lot No. 4, in the Subdivision of the Elias Simpkins land, Suratt's northwest corner; thence with the southern boundary line of said Lot No. 4, north 87-1/2° west 351.5 feet to a point in the eastern boundary line of Lot No. 2 on said Simpkins Plan; thence with the eastern boundary line of said Lot No. 2, south 2-1/2° west 607.5 feet to the point of beginning.

Being the same property conveyed to Bernard O. Pittman and wife, Kathryn H. Pittman by Warranty deed from Denzil H. White, Jr. and wife, Elva R. White of record in Book 5305, page 208, Register's Office for Davidson County, Tennessee, dated June 27, 1978 and recorded on June 29, 1978. The said Bernard O. Pittman is deceased, as of January 27, 1990, and his wife, Kathryn H. Pittman, became the owner of the subject property as the surviving tenant by the entireties.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4764 Bull Run Rd, Ashland City, TN 37015.**

BILL GARRETT, Davidson County
Trans: T20160014306 DEEDWARR
Recvd: 02/22/16 10:42 2 pgs
Fees: 13.00 Taxes: 351.50
20160222-0016506

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 do 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 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.

Kathryn H. Pittman by Bernie E. Pittman attorney in fact
Kathryn H. Pittman
BY: Bernie E. Pittman, Attorney-in-Fact

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bernie E. Pittman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the _____ day of February, 2016.

My Commission expires _____

_____
Notary Public

STATE OF New York
COUNTY OF Kings

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bernie E. Pittman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Kathryn H. Pittman**, as her Attorney in Fact, as the free act and deed of the within named **Kathryn H. Pittman**.

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

My Commission expires 06/22/2019

Notary Public

MARCIN TROJAN NOTARY PUBLIC NO. 01TR6326808 QUALIFIED IN KINGS COUNTY COMM. EXP. 06/22/2019 STATE OF NEW YORK

MARCIN TROJAN NOTARY PUBLIC NO. 01TR6326808 QUALIFIED IN KINGS COUNTY COMM. EXP. 06/22/2019 STATE OF NEW YORK