Record & Return to:
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1071

BILL GARRETT, Davidson County
Trans:T20160017122 DEEDWARR
Recvd: 03/02/16 10:35 2 pgs
Fees:13.00 Taxes:573.13
20160302-0019846

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anthony Anderson 304 Rocky Top Court Antioch, TN 37013	Franklin Am. Mtg 6100 Tower Circle, #600 Franklin, TN 37067	176050B14600CO

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $154,900.00

Affiant

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

Subscribed and sworn to before me, this the 26th day of February, 2016.

Notary Public

My Commission Expires: 4-28-19
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Kyle R. Pitts joined by Paw Pitts, his wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Anthony Anderson, an unmarried individual,** 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 being in Davidson County, Tennessee, Being Lot 244, of the Plan of Hickory Woods Estates, Section C, filed of record in Plat Book 6900, Pages 885-887, in the Register's Office of Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Kyle R. Pitts, a single man by Warranty Deed from Housing Rehab & Renovations, LLC, a Tennessee limited liability company, recorded on the 24th day of October, 2013 in Instrument No. 20131024-0110999, in the Register's Office of Davidson County, Tennessee.

Paw Pitts joins in this conveyance to relinquish any and all right, especially marital rights, which she may have in said property by virtue of her marriage to Kyle R. Pitts.

This is ☒ Improved OR ☐ Unimproved property located at: **304 Rocky Top Court, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **26th** day of **February, 2016.**

GRANTOR(S)

Kyle R. Pitts

Paw Pitts

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kyle R. Pitts and Paw Pitts, his wife** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **26th** day of **February, 2016.**

Notary Public
My Commission Expires:

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019