BILL GARRETT, Davidson County
Trans: T20160024666 DEEDWARR
Recvd: 03/28/16 13:22 2 pgs
Fees: 13.00 Taxes: 203.50
20160328-0028790

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Equitus Law Alliance, PLLC
P.O. Box 280240
Nashville, TN 37228

FROM: **Edward Leroy Pitt, III and Emily Pitt** **("GRANTORS")**

TO: **Paul A. Parris, III** **("GRANTEE")**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**PARCEL ID**
Paul A. Parris, III **109 Rowena Court** **Hermitage, TN 37076**	**Paul A. Parris, III** **857 Noel Drive** **Mt. Juliet, TN**	**76-1 61 4D-68751**

WARRANTY DEED

WHEREAS, Cheryl A. Pitt is the current owner of record of the property described below (the "Property");

WHEREAS, Cheryl A. Pitt died on June 30, 2015, and her interest in the Property passed to Edward Leroy Pitt, III and Emily Pitt by operation of law.

WHEREAS, the undersigned, Edward Leroy Pitt III and Emily Pitt desire to transfer and convey their interest in the Property to Paul A. Parris, III.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the total sum of Fifty Five Thousand and NO/100 Dollars ($55,000.00) and other valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Edward Leroy Pitt, III and Emily Pitt, have bargained and sold, and by these presents do transfer and convey unto Paul Parris, III, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 71 on the Plan of Hidden Hill, of record in Book 4860, page 43, Register's Office, Davidson County, Tennessee.

Said Lot No. 71 Fronts 50 feet on the northwesterly side of Rowena Court and extends back 127.36 feet on the southwesterly line and 138.76 feet on the easterly line to a dead line in the rear which is a broken line measuring 227.15.

BEING the same property conveyed to Cheryl A. Pitt by deed dated February 15, 2000 from Aubrey M. Witherington and wife, Susan C. Witherington, of record in Book 8557, Page 813, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Cheryl A. Pitt and her husband, Edward L. Pitt, Jr. By Quit Claim Deed dated February 15, 2000 from Cheryl A. Pitt, of record in Instrument No. 2000215 0015278, Register's Office of Davidson County, Tennessee.

This is improved property located at 109 Rowena Court, Hermitage, Tennessee 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 Paul A. Parris, III, his heirs, successors and assigns, forever.

And they do covenant with the said Paul Parris, III that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the following:

1. 2016 Davidson County taxes, a lien, not currently due and payable.

2. Matters show on the Plan of record in Book 4860, page 43, said Register's Office.

3. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

And they do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Paul Parris, III, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of March, 2016.

Edward Leroy Pitt III
Edward Leroy Pitt, III, Heir-at-law of Cheryl A. Pitt

Emily L. Pitt
Emily Pitt, Heir-at-law of Cheryl A. Pitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Edward Leroy Pitt, III, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument in the capacities listed herein for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 24th day of March, 2016.

NOTARY PUBLIC

My Commission Expires: March 1, 2017

DESIREE J.C. GOFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES: MARCH 01, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Emily Pitt, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument in the capacities listed herein for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 24th day of March, 2016.

NOTARY PUBLIC

My Commission Expires: March 1, 2017

DESIREE J.C. GOFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES: MARCH 01, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00.

Edward Leroy Pitt III
AFFIANT

Subscribed and sworn to before me this 24th day of March, 2016.

NOTARY PUBLIC

My Commission Expires: March 1, 2017

DESIREE J.C. GOFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES: MARCH 01, 2017