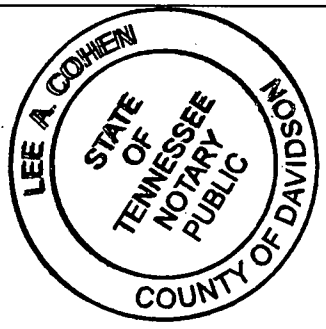
BOX 10-B



BILL GARRETT, Davidson County
Trans: T20160049005 DEEDWARR
Recvd: 06/09/16 13:52 2 pgs
Fees: 13.00 Taxes: 921.30

20160609-0058492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$249,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8TH DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MITZI A. GARGUS	**FARMINGTON MORTGAGE, A DIV. OF CAPSTAR BANK**	**086-12-0A-016.00 CO**
(NAME)	(NAME)	
408 ELEGANCE WAY	**2002 RICHARD JONES RD., SUITE 300A**	
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076	**NASHVILLE, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JAMES V. WITTY, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MITZI A. GARGUS, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND 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. 16 as shown on the map entitled Final Plat Revision Of: Section One Tulip Grove Pointe "Cluster Lot Subdivision", of record in Instrument No. 20060905-0109478, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES V. WITTY, by deed from GREENVALE CONSRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20080616-0061582, dated June 5, 2008, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20060905-0109478, Declaration of Covenants, Conditions, Liens, Easements and Restrictions including but not limited to easements, assessments, special assessments, charges and liens of record in Instrument No. 20060627-00076734, amended and restated in Instrument No. 20110831-0067559 and amended in Instrument No. 20150928-0098458; and that Stormwater Detention Agreement of record in Instrument No. 20031106-0162953 and any and all other easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Blake Marshall Kniffin joins in this conveyance to convey any right, title and interest he may have by virtue of being the spouse of James V. Witty.

Unimproved ( )
This is improved(X) property, known as **408 ELEGANCE WAY, HERMITAGE, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 8th day of June, 2016.

JAMES V. WITTY

BLAKE MARSHALL KNIFFIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES V. WITTY and BLAKE MARSHALL KNIFFIN,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of June, 2016.

My commission expires: **November 5, 2018**



Notary Public