THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1712

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary-Evelyn L. D. Pitts Christopher M. Pitts 557 Old Lebanon Dirt Road Hermitage, TN 37076	Rensant Bank P.O. Box 19059 Atlanta, GA 31126	86-3-72.00

BILL GARRETT, Davidson County
Trans:T20160050656 DEEDWARR
Recvd: 06/15/16 11:30 2 pgs
Fees:13.00 Taxes:743.70
20160615-0060554

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $201,000.00

Amanda Vaught
Affiant

Subscribed and sworn to before me, this the 10th day of June, 2016.

Rachel Odom
Notary Public
My Commission Expires: 5-19-20

(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 **Kathleen Harrington, an unmarried individual,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mary-Evelyn L. D. Pitts and Christopher M. Pitts, wife and husband,** 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 Davidson County, Tennessee, being Lot No. 68 on the Plan of Ridgemere, as of record in Book 6250, pages 937, 938, and 939, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kathleen M. Harrington, a single woman, by Warranty Deed from Edward H. Maxwell JR and Wife, Susan L. Maxwell, recorded November 01, 2013, of record in Instrument No. 20131101-0113439, Register's Office for Davidson County, Tennessee.

This is Improved property located at: **557 Old Lebanon Dirt Road, Hermitage, TN 37076**

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 **10th** day of **June, 2016.**

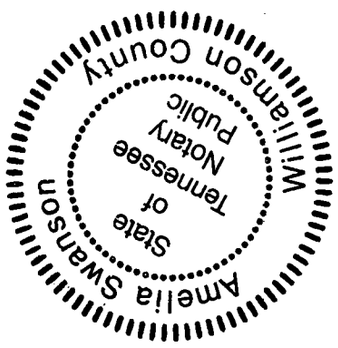
GRANTOR(S)

Kathleen Harrington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kathleen Harrington** 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 **10th** day of **June, 2016.**



Notary Public
My Commission Expires: 5/27/2019