Davidson County DEEDWARR
Recvd: 06/28/16 15:19 3 pgs
Fees:18.00 Taxes:566.10
20160628-0066024

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1753

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christy S. Vitkus 2480 Nashboro Village Nashville, TN 37217	Renasant Bank 2001 Park Place North, Suite 650 Birmingham, AL 35203	135-12-E-240.00

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $153,000.00

Affiant

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

Notary Public

My Commission Expires: 9-18-16
(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 **Pamela D. Pampenella, a single woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christy S. Vitkus, an unmarried woman,** 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 Unit No. 240, on the Plan of Phase Two, Nashboro Village, Tract #21, of record in Book 4660, page 159, as amended by Instrument No. 20050222-0018814, Register's Office for Davidson County, Tennessee, and as now included in the Horizontal Property Regime, Private Element, Nashboro Fairway Pointe, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Pamela D. Pampenella, a single woman by Warranty Deed from Ahmad Sarieh, a married man, dated November 17, 2014, recorded November 18, 2014, of record in Instrument No. 20141118-0106321, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Ahmad Sarieh, married by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated February 15, 2011, recorded March 2, 2011, of record in Instrument No. 20110302-0016679, said Register's Office.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ Improved OR ☐ Unimproved property located at: **2480 Nashboro Blvd, Nashville, TN ~~37013~~** 37217

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 **24th** day of **June, 2016.**

GRANTOR(S)

Pamela D. Pampenella

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 **Pamela D. Pampenella** 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 **24th** day of **June, 2016.**

Notary Public
My Commission Expires:

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY