BILL GARRETT, Davidson County
Trans:T20160082450 DEEDWARR
Recvd: 09/20/16 13:21 2 pgs
Fees:13.00 Taxes:1572.50
20160920-0098945

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (RF) Title No.: 58553
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael J. Pinto Lisa F. Pinto 6228 Palomar Court Nashville, TN 37211	Same

TAX MAP PARCEL NUMBERS: 172100B07000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda Scritchfield, as surviving tenant by the entirety,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. Pinto and Lisa F. Pinto,** _____, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Christiansted Valley Phase I, Revision I of record in Instrument No. 20000215-0015149 and Instrument No. 20000215-0015150 amended in Instrument No. 20010209-0012852, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Scritchfield and husband, Mark Scritchfield by Warranty Deed from W. Thomas Hall and wife, Brenda E. Winston, dated June 11, 2007 and recorded on June 13, 2007 of record in Instrument No. 20070613-0070781, Register's Office for Davidson County, Tennessee. The said Mark Scritchfield has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20000215-0015149 and Instrument No. 20000215-0015150 amended in Instrument No. 20070206-0015266, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 199912210305559, Instrument No. 200007280074515 and Instrument No. 20070206-0015266, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 6228 Palomar Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of September, 2016.

Linda Scritchfield

State of Tennessee

County of Davidson

On this 12th day of September, 2016, before me the undersigned authority, personally appeared Linda Scritchfield, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $425,000.00.

Affiant

Sworn and subscribed before me this 12th day of September, 2016.

Notary

My Commission Expires: 7/2/17

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY