File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160090096 DEEDWARR
Recvd: 10/12/16 15:22 2 pgs
Fees:13.00 Taxes:1994.30
20161012-0108025

W & I Ref: (DM) Title No.: 58583
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Greenfield Wade Pitts Patricia Anne Pitts 312 Page Road Nashville, TN 37205	Wells Fargo Home Mortgage 2701 Wells Fargo Way Minneapolis, MN 55467

TAX MAP PARCEL NUMBERS: 13009010800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$539,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas J. Bernstein and Elizabeth Bernstein, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Greenfield Wade Pitts and Patricia Anne Pitts, husband and wife,** 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. 25, Block 4 on the Plan of Highlands of Belle Meade of record in Book 547, page 180, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas J. Bernstein and Elizabeth Bernstein, husband and wife, by Warranty Deed from John Page Garrett and Sandra J. Garrett, dated June 17, 2009 and recorded on June 25, 2009 of record in Instrument No. 20090625-0059216, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2016, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 180, said Register's Office.

This is improved property, known as 312 Page Road, Nashville, TN 37205

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 11th day of October, 2016.

Thomas J. Bernstein **Elizabeth Bernstein**

State of Tennessee

County of Davidson

On this 11th day of October, 2016, before me the undersigned authority, personally appeared Thomas J. Bernstein and Elizabeth Bernstein, 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.

My Commission Expires:

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

Notary

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: $539,000.00.

Affiant

Sworn and subscribed before me this 11th day of October, 2016.

My Commission Expires:

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

Notary