AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

WARRANTY DEED

JANE GRAZER RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE

B-BR-16-1132

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Margaret Lucille Winter	Same address	
(NAME)	(NAME)	**86-7-23.00**
1132 Jacksons View Road	as new owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH R. PITTMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARGARET LUCILLE WINTER,*** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

* an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Jackson's Retreat, Phase 1, Section Two, of record in Plat Book 5200, Pages 334 and 335, Amended in Book 5972, Page 96, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth R. Argraves, a single woman, by Warranty Deed from Jeffrey Bowen, married and Melissa Bowen, recorded July 2, 2014 in Instrument No. 20140702-0058354, Register's Office for Davidson County, Tennessee. Elizabeth R. Argraves, having since married is now known as Elizabeth R. Pittman. Her husband, Jeff Pittman joins in the conveyance of this instrument for the purpose of conveying any and all rights in and to said property.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 334 and 335, amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 5676, Page 67 and Book 5741, Page 360, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- By-Laws of record in Book 5745, Page 294, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 5745, Page 283, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1132 Jacksons View Road, Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160097427 DEEDWARR
Recvd: 11/03/16 11:53 2 pgs
Fees:13.00 Taxes:691.90
20161103-0116472

Witness my/our hand(s) this the 28th DAY OF OCTOBER, 2016.

Elizabeth R. Pittman

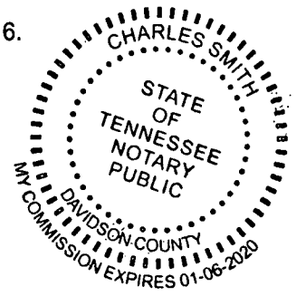
Jeff Pittman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH R. PITTMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2016.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF PITTMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2016.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212