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20371
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20160105796 DEEDWARR
Recvd: 12/01/16 14:06 4 pgs
Fees:23.00 Taxes:1217.30
20161201-0126205

WARRANTY DEED

Address New Owner(s):
Mr. & Mrs. Mark McEver
4200 Dakota Avenue
Nashville, TN 37209

Send Tax Bills to:
New owner

Map/Parcel: 06111027000; 06111027100; 06111029700; 06111029800 & 06111023800

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Robert L. Pittman and wife, Deborah T. Pittman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mark McEver and Audry Deal-McEver, husband and wife** , hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Robert L. Pittman and Robert Pittman being one and the same person.

This conveyance is subject to: 2016 taxes, prorated and assumed; all matters as shown on the recorded plat and any restrictions and zoning regulations which may apply to subject property.

This is improved property known as: 4108B, 4110B and 4124 Gallatin Pike, Nashville, TN 37216

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 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 GRANTEES, 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.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Robert L. Pittman

Deborah T. Pittman

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert L. Pittman and Deborah T. 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of November, 2016.

My Commission Expires: 3/6/18

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $329,000.00

Affiant

Subscribed and sworn to before me this 23rd day of November, 2016.

My Commission Expires: 3/6/18

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

Notary Public

EXHIBIT "A" **GF#: 20371**

Legal Description

TRACT I: Rear 4108 Gallatin Road - Map 61-11 Par. 270
BEING a part of the westerly part of Lot "B" on Kennedy & Graves Plan of Monte Vista, of record in Book 421, page 143, Register's Office ffor Davidson County, Tennessee, according to an unrecorded plan of Ralp W. C. Lambert, Surveyor, December 4, 1948, described as follows:
Beginning at a point 42 feet south of the northeast corner of the lot conveyed to C. C. Woolard and wife, by deed of record in Book 1272, page 460, said Register's Office; thence S 25 deg. 45 min. W, 30 feet to a point in the east line of the said Woolard Tract; thence westerly 87.5 feet, more or less, to the easterly margin o0f a public alley, according to said Lambert plan; thence northerly along the east margin of said alley 30 feet; thence S 62 deg. 30 min. E, 88 feet, more or less, to the beginning, and being that part of the original Woolard tract lying directly behind the sotre now occupied by Earl Caruthers.

TRACT II: Map 61-11, Par. 271 and rear 20 feet of Par. 273
BEING part of Lot "B" on the Plan of Kennedy & Graves' Monte Vista Subdivision of record in Book 421, page 123, said Register's Office, described as follows:
Beginning at the northeast corner of a tract of land conveyed to C. C. Woolard and wife, by deed from Jessie Mai Todd, of record in Book 1272, page 460, said Register's Office; thence southerly along the eastern margin of said Woolard Tract, 42 feet to a point; thence westerly and in loine with the southerly margin of a tract of land heretofore sold to John B. Oyers and wife, 85 feet to an alley; thence northerly along said alley, 46-1/2 feet, more or less, to a point; thence in an easterly direction 85 feet, more or less, to a beginning.

BEING part of Lot "B" on the Map of Kennedy & Graves' Monte Vista Subdivision of record in Book 421, page 123, said Register's Office, described as follows:
Beginning at an iron stake at the northeast corner of Tract 1 conveyed to Ezell Dickerson and wife, by deed of record in Book 4034, page 941, said Register's Office; said point being located S 65 deg. 37 min. E, 102.5 feet from the easterly margin of Gallatin Road; thence S 25 deg. 16 min. W, 17.60 feet to the northerly line of Lot "B" above referred to; thence along Dickerson's line, N 65 deg. 37 min. W, 33.30 feet to a stake; thence crossing Harris' lot, N 23 deg. 17 min. E, 20 feet to an iron stake in the northerly boundary of Lot "B", above referred to; thence along the same S 62 deg. 16 min. E, 33.80 feet to an iron stake to the point of beginning, containing 631 square fee, more or less.

TRACT III: Map 61-11 Par. 297
BEING part of Lot B, Kennedy & Graves Plan of Monte Vista Subdivision, of record in Book 421, page 123, Register's Office for Davidson County, Tennessee, and being described as a lot 20 +/- feet along the rear.

TRACT IV: Map 61-11 Par. 298
BEING part of Lot B, Kennedy & Graves Plan of Monte Vista Subdivion, of record in Book 421, page 123, Register's Office for Davidson County, Tennessee, and being described as a lot approximately 15 feet by 65 feet.

BEING the same property conveyed to Robert L. Pittman and wife, Deborah T. Pittman, by Warranty Deed from Glen F. Nabors and wife, Nancy B. Nabors, dated April 10, 1996, and filed in Book 10012, page 356, said Register's Office.

TRACT V: Map 61-ll, Par. 238 - 4124 Gallatin Pike
LAND in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision part of Lot No. 2, Greenland Tract, of record in Book 4470, page 6, Register's Office for

EXHIBIT "A" **GF#: 20371**

Legal Description

Davidson County, Tennessee, described as follows:
Said Lot No. 1 fronts 59.06 feet on the easterly side of Gallatin Road and extends back 195.58 feet on the northerly line and 199.93 feet on the southerly line to a dead line in the rear on which it measures 87.21 feet.

INCLUDED in the above description, but EXPRESSLY EXCLUDED therefrom is a portion of the above described premises having been conveyed to Shirley J. Presley by deed from Glenn Nabors and Hassell Brush of record in Book 6062, page 749, said Register's Office, described as follows:
Land in Davidson County, Tennessee, being a portion of Lot No. 1 on the Resubdivision Part of Lot No. 2, Greenland Tract, of record in Book 4470, page 6, Register's Office for Davidson County, Tennessee, described as follows: said part of said lot begins at a point being the southwest corner of said Lot, on the easterly side of Gallatin Road and runs 37.6 feet, more or less, in a northerly direction to a point; thence leaves Gallatin Road and runs back 80.2 feet, more or less, on the northerly line along the existing brick building as shown on said Plan, thence in a southerly direction in a straight line to a point in the southerly line of said Lot, then westerly 80.2 feet, more or less, to the point of beginning.

BEING the same property conveyed to Robert Pittman by Warranty Deed from Golenn F. Nabors, dated June 3, 2004, and filed in Instrument No. 20040614-0069875, said Register's Office.