Davidson County DEEDWARR
Recvd: 12/19/16 15:17 3 pgs
Fees:18.00 Taxes:728.90
20161219-0133241

STATE OF Tennessee
COUNTY OF Davidson Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2016.

Notary Public
MY COMMISSION EXPIRES: 3-14-17
File No. G16-6902D

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Marie C. Mundt-Cancilla, a single woman (NAME)	New Owner (NAME)	26-7-50
107 Aintree Court (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **James M. Pittard, and wife, Cedrah M. Pittard**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marie C. Mundt-Cancilla, a single 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 Lot No. 156 on the plan of WINDSOR GREEN, PHASE I, SECTION III, of record in Book 6250, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 156 fronts 21.45 feet on the Southerly margin of Aintree Court and extends back 98.57 feet on the Northerly line and 76.55 feet on the Easterly line and 76.55 feet on the Easterly line to a broken line in the rear measuring 140.53 feet thereon.

BEING the same property conveyed to James M. Pittard and wife, Cedrah M. Pittard from Timothy Walker, unmarried, by Warranty Deed dated April 16, 2008, as Instrument No. 20080605-0057831, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6406, Page 929, and Book 6406, Page 950, and in any allied instrument(s) referred to in said restrictions.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 46, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Book 8192, Page 65 and in Book 6396, page 542, Register's Office for Davidson County, Tennessee.
4. Bylaws of record in Book 6406, page 942, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to Homeowner's Association of record in Book 7864, page 369, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewers as recorded in Book 6117, page 290, Register's Office for Davidson County, Tennessee.
7. Easement to Madison Suburban Utility District as recorded in Book 4377, Page 94, Book 6636, Page 824, and in Book 7410, page 996, Register's Office for Davidson County, Tennessee.
8. Water Main Easement as recorded in Instrument # 20080115-0004603, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 107 Aintree Court, Goodlettsville, TN 37072.

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.

Witness my/our hand(s) this 15th day of December, 2016.

James M. Pittard — December 15, 2016 Date

Cedrah M. Pittard — December 15, 2016 Date

STATE OF TN

COUNTY OF Shelby }

LOTTIE M. JONES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

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

Witness my hand and official seal, this 15th day of December, 2016.

My Commission Expires: 4/8/17

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY