WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170001248 DEEDWARR
Recvd: 01/05/17 14:06 2 pgs
Fees:13.00 Taxes:610.50
20170105-0001513

File No. TE0002566

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Pitman and Deborah Pitman	New Owner	061-11-0-273.00
(NAME)	(NAME)	
4110 Gallatin Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Philip Browning Long, Trustee of the Philip Browning Long Revocable Trust of 2001,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Pitman and Deborah Pitman, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 part of the westerly part of Lot "B" on the Map of the Kennedy & Graves Monte Vista Plan of Lots of record in Book 421, Page 143 in the Register's Office for Davidson County, Tennessee and part of the abandoned right-of-way of the Gallatin Interurban Railway, lying west of the same and described according to a survey made November 28, 1947 by John M. Sullivan, County Surveyor, as follows: BEGINNING at a point in the present easterly margin of Gallatin Pike, 26.8 feet south of the northwest corner of said Lot "B", if the north line of said lot were extended westerly to the present east margin of Gallatin Pike; thence southerly along the easterly margin of said Gallatin Pike 30 feet to a point; thence at right angles, easterly 92.5 feet to a point; thence northerly parallel to said Pike, 30 feet to a point which is South 19 deg. 30' West 17.5 feet from the north line of said Lot "B", said point being in a southeast corner of a lot owned now or formerly by C. L. Harris; thence westerly along Harris' south line, 91.5 feet to the beginning.

Being a portion of the premises conveyed to Philip Browning Long Revocable Trust of 2001 by Warranty Deed from W. T. Clinard and wife, Jessie B. Clinard, recorded the 20th day of April 2005 in Instrument No. 20050420-0043985, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4110 Gallatin Pike, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 30th day of December, 2016.

The Philip Browning Long Revocable Trust

P. B. Long

By: Philip Browning Long, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Philip Browning Long, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Trustee of the Philip Browning Long Revocable Trust, a New Mexico Revocable Living Trust, the within named bargainor, and that he/she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Trustee.

Witness my hand this 30th day of December, 2016.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Leslie Garside

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206