Davidson County DEEDWARR
Recvd: 01/17/17 08:56 3 pgs
Fees:18.00 Taxes:795.13
20170117-0004563

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of January, 2017, by and between Samuel A Majors, Sr. and Inga Jere Donnell now known as Inga Jere Majors, husband and wife, party of the first part, and Roshod Pitt, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 77 on the Final Plat of The Woods of Neeley's Bend, Phase 3, of record in Instrument #20070208-0016682, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all or part of the same property conveyed to Samuel A. Majors, Sr. and Inga Jere Donnell by virtue of that certain Special Warranty Deed dated September 18, 2007, and being of record at Instrument No. 20070925-0114163 in the Register's Office of Davidson County, Tennessee.

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), his 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record; 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), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Samuel A. Majors, Sr.
Samuel A Majors, Sr.

Inga Jere' Majors
Inga Jere Majors

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Samuel A Majors, Sr. and Inga Jere Majors, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of January, 2017.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Roshod Pitts
124 Kiowa Trail
Madison, TN 37115

Tax Parcel No 053140B03000CO

Property Address: 124 Kiowa Trail
Madison, TN 37115

MAIL TAX BILLS TO: Franklin American Mortgage Co
6100 Tower Circle Suite 600
Franklin, TN 37067

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $214,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Dayanne Frias
AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of Jan., 2017.

Jennifer Chandler-Cole
Notary Public

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires JAN. 6, 2020

My Commission Expires: _____

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

