STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-7455D

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans: T20170016397 DEEDWARR
Recvd: 02/24/17 11:58 2 pgs
Fees: 13.00 Taxes: 623.45
20170224-0018643

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Deborah M. Scudder, unmarried (NAME)	New Owner (NAME)	16-204
7012 Lama Terra 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, **Patricia K. Pittman, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah M. Scudder, unmarried**, 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. 24 on the plan of RIDGEVIEW ESTATES, SECTION II, PHASE II, as shown by plat of record in Plat Book 6200, Page 692 and as corrected Book 7495, page 740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Odis D. PIttman and wife, Patricia K. Pittman from Abunasar M.S. Shahidain and wife, Shahnaz Shahidain, by Deed dated May 19, 1995, in Book 9690, Page 380, in the Register's Office for Davidson County, Tennessee. The said Odis D. Pittman having since died November 29, 2016 leaving the subject property vested in Patricia K. Pittman as the surviving tenant by the entirety.

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

1. Restrictions as recorded in Book 7104, page 593, Book 7484, page 166 and Book 7527, page 949, Register's Office for Davidson County, Tennessee.
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 6200, page 692 and as corrected in Book 7495, page 740, Register's Office for Davidson County, Tennessee.
3. Deeds of Conveyance to Metro Government as recorded in Book 7681, page 591 and Book 7893, page 349, Register's Office for Davidson County, Tennessee.
4. Easement for drainage ditch as recorded in Book 535, page 130, Register's Office for Davidson County, Tennessee.
5. Right of Way for road purposes as recorded in Book 2454, page 567, 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 7012 Lama Terra 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 22nd day of February, 2017.

Patricia K. Pittman

Patricia K. Pittman

February 22, 2017
Date

STATE OF NC

COUNTY OF Catawba }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Patricia K. Pittman, unmarried, 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 22nd day of February, 2017.

My Commission Expires: 6/23/20

Janice A. Higgins
Notary Public

JANICE A. HIGGINS NOTARY PUBLIC ALEXANDER COUNTY, NC

PREPARED BY AND RETURN TO:

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