This Instrument prepared by:
Please record and return to:
Freedom Title Services
116 Center Court
Clarksville, TN 37040

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170027174 DEEDWARR
Recvd: 03/31/17 09:30 2 pgs
Fees:13.00 Taxes:466.20
20170331-0031383

MONTGOMERY COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
SAEDRA BYARD

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $126,000.00.

Affiant

Subscribed and sworn to before me this 17 day of March, 2017

Notary Public

My Commission expires: 11.15.17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Travis Pitts	New owner	011-00-0-193.00
2838 Greer Road		
Goodlettsville, TN 37072		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mourad Taki, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Travis Pitts and Barbara Pitts, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land situated in Davidson County, Tennessee, being described as follows:

Being Lot No. 7 on the Final Plat of Hunters Ridge, Section 3, of record in Instrument Number 20020607-0069365, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mourad Taki from Maria Yoder, Wilson & Associates, PLLC, Trustee by Trustee's Deed on September 7, 2016, of record in Instrument Number 20160909-0095093, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20020607-0069365, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20030918-0138045, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Instrument Numbers 20060609-0068666 and 20020524-00638882, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2838 Greer Road, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 17, 2017.

Mourad Taki

Mourad Taki

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mourad Taki** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 17, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY