(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,123.00

Affiant

Subscribed and sworn to before me, this 7th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 1/6/2020
(AFFIX SEAL)

LEE CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans: T20170029955 DEEDWARR
Recvd: 04/10/17 11:19 2 pgs
Fees: 13.00 Taxes: 1125.26
20170410-0034844

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Wayman		160-03-0
(NAME)	(NAME)	(MAP)
5361 Anchorage Court	New Owner	108.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nancy Pitts Church, Executrix of the Estate of Ruby Carter Pitts, deceased,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Christopher Wayman and Jennifer Wayman, husband and wife; and David Wayman, unmarried, as joint tenants with the rights of survivorship**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 322 on the Plan of Haileywood Estates Section 8-E & B of record in Plat Book 3700, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eula Elmond Pitts and wife, Ruby Carter Pitts by Warranty deed from Hendley and Whiteside Builders, Inc., a Tennessee Corporation of record in Book 4077, page 223, Register's Office for Davidson County, Tennessee, dated October 24, 1966 and recorded on November 14, 1966. The said Eula Elmond Pitts having since died on May 6, 2009 and Ruby Carter Pitts having since died on July 9, 2015.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5361 Anchorage Court, Nashville, Tennessee 37220

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/our hand(s) this 7th day of April, 2017.

Estate of Ruby Carter Pitts, Deceased

By: Nancy Pitts Church, Executrix
Nancy Pitts Church, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Nancy Pitts Church, Executrix with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, Executrix of the Estate of Ruby Carter Pitts, Deceased, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 7th day of April, 2017.

Lee E. Cranford
Notary Public

My commission expires 1/6/2020

