Return TO:

BRENTWOOD TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $179,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th day of April, 2017.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Theresa Victor-Pitts and Matthew I. Pitts	Movement Mortgage, LLC	10808028600
(NAME)	(NAME)	
705 Sandburg Place	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Virginia Beach, VA 23452	

Warranty Deed

For and in Consideration of the sum of $179,000.00 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 **M. Andy Conatser,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Theresa Victor-Pitts and Matthew I. Pitts, wife and husband,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Reelfoot Subdivision, Section III, of record in Book 6250, Page 167 and 168, Register's Office for said County, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to M. Andy Conatser by deed from Mackey O. White and wife Janet G. White, dated October 30, 2000, of record in Instrument No. 20001103-0109147, said Register's Office. Said property is not the marital residence of the Grantor.

This property is __unimproved _X_improved property known as: 705 Sandburg Place, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

BILL GARRETT, Davidson County
Trans:T20170031641 DEEDWARR
Recvd: 04/17/17 10:13 2 pgs
Fees:13.00 Taxes:662.30
20170417-0036690

Witness our hands this 14th day of April, 2017.

M. Andy Conatser

M. Andy Conatser

STATE OF TENNESSEE
COUNTY OF Blount

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. Andy Conatser, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~14th~~ 13th day of April, 2017.

Notary Public
My Commission Expires: 9/26/2020

LORI ROPER
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122