WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170051946 DEEDWARR
Recvd: 06/19/17 09:53 2 pgs
Fees: 13.00 Taxes: 765.09
20170619-0061034

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$214,700.00~~ $207,000.00

Kelsey Pitman
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF JUNE, 2017.

Kristi McCoy
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/27/19

KRISTI McCOY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3515B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Adam T. Pitman and Kylie Pitman	Same as New Owner	064-16-0D-225.00-CO
3113 Remington Park Court		
Hermitage, TN 37076		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TAVEN RICHARD ROYSTER AND WIFE, JILLIAN CASADY ROYSTER

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ADAM T. PITMAN AND KYLIE PITMAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 127 on the Plan of Section Four, Truxton Park of record in Plat at Instrument No. 20020528-0064435, 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 Taven Richard Royster and wife, Jillian Casady Royster by Warranty deed from Robert E. Wilson, Jr., and wife, Suzanne E. Wilson of record in Instrument No. 20120817-0073715 Register's Office for Davidson County, Tennessee, dated August 14, 2012 and recorded on August 17, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20020528-0064435, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001030-0107559 with supplements and amendments in Instrument No. 20010522-0052910, Instrument No. 20020506-0055597 re-recorded in Instrument No. 20020718-0086907, Register's Office for Davidson County, Tennessee By-Laws of Truxton Park Homeowners Association of record in Instrument Number 20001101-0108604, in the Register's Office for Davidson County, Tennessee.

Charter of Truxton Park Homeowners Association of record in Instrument Number 20001101-0108603, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance to HOA of record in Instrument Number 20050311-0027269, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20020524-0063322, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 3113 Remington Park Court, Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 1st day of June, 2017.

Taven Richard Royster

Jillian Casady Royster

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ SUMNER

Personally appeared before me, a Notary Public of said County and State, TAVEN RICHARD ROYSTER AND JILLIAN CASADY ROYSTER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of June, 2017.

Notary Public

My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 17-3515B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027