WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

P-KW-17-201

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tyler L. Holmes and Courtney Damm	New Owner	
(NAME) **201 Trotwood**	BILL GARRETT, Davidson County Trans:T20170064064 DEEDWARR Recvd: 07/26/17 11:18 2 pgs Fees:13.00 Taxes:1461.50 20170726-0075584	172-01-0A-101.00-CO
(ADDRESS) **Brentwood, TN 37027**		
(CITY) (STATE) (ZIP)	(CITY)	

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, **SHELITA A. PITTMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER L. HOLMES, UNMARRIED, AND COURTNEY DAMM, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 101 on the Plan of Copperfield, Revised, of record in Plat Book 6900, Page(s) 555 through 559, inclusive, 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 Shelita A. Pittman, a married woman by Warranty Deed from Randall L. Bostic and Deanna E. Bostic, married, of record in Instrument No. 20110701-0050706, Register's Office for Davidson County, Tennessee, dated June 29, 2011 and recorded on July 01, 2011. Genario Pittman, spouse of Shelita A. Pittman joins in the conveyance of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:

- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page(s) 555 through 559, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6779, Page 296, re-recorded in Book 6783, Page 973, as amended in Book 7071, Page 482 and Book 7208, Page 889, Register's Office for Davidson County, Tennessee.
- Charter for Copperfield HOA of record in Book 7200, Page 824, amended in Book 7496, Page 162 and 7500, Page 941, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Book 7150, Page 358, in the Register's Office for Davidson County, Tennessee.
- TVA line easement of record in Book 2437, Page 8 and Book 2438, Page 376, in the Register's Office for Davidson County, Tennessee.
- Water main easement of record in Book 7593, Page(s) 488 & 511, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **201 Trotwood, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th DAY OF JULY, 2017.

Shelita A. Pittman

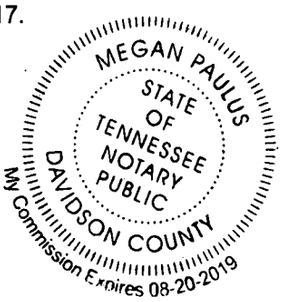
Genario. Pittman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of July, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

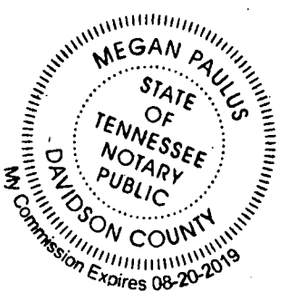


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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RETURN TO:
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