NEW OWNER:
MARGARET PITT
6008 BALTIC DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1184

Map & Parcel
08601003000

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170067980 DEEDWARR
Recvd: 08/07/17 12:36 3 pgs
Fees:18.00 Taxes:601.07
20170807-0080546

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Two Thousand Four Hundred Fifty and 00/100 Dollars ($162,450.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LISA ANTOINETTE PORTUSACH, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MARGARET PITT, unmarried woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 138 on the Plan of Dodson Heights Subdivision, as shown on the plat of the same of record in Plat Book 2900, Page 113, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 138, fronts 77.8 feet on the northerly margin of Baltic Drive and extends back 141.0 feet on the easterly line and 152 feet on the westerly line to a line in the rear measuring 58.0 feet thereon.

Being the same property conveyed to LISA ANTOINETTE PORTUSACH, unmarried by Warranty Deed from Timothy S. Ringer, dated November 15, 2002, and of record in Instrument No. 20021121-0144773, Register's Office for DAVIDSON County, Tennessee. Lisa Antoinette Portusach is one and the same person as Lisa Anotionette Portusach.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of 6008 BALTIC DRIVE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her 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 all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2900, Page 113, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

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

WITNESS MY SIGNATURE hereto this 2 day of August, 2017.

Lisa Antoinette Portusach

LISA ANTOINETTE PORTUSACH

STATE OF Oregon

COUNTY OF Jackson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LISA ANTOINETTE PORTUSACH,** 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 at office this 2 day of August, 2017.

Carol Jane Tucker-Davis

NOTARY PUBLIC

My commission expires: March 08 2019

OFFICIAL STAMP
CAROL JANE TUCKER-DAVIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 935911
MY COMMISSION EXPIRES MARCH 08, 2019

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The actual consideration or value, whichever is greater, for this transfer is **$162,450.00.**

AFFIANT

Sworn to and subscribed to before me this 2 day of August, 2017.

annemarie Cain
NOTARY PUBLIC

My commission expires: 2-20-18

