This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This space intentionally left blank for recording purposes.

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Davidson County DEEDWARR
Recvd: 08/10/17 14:19 4 pgs
Fees:22.00 Taxes:0.00
20170810-0082114

New Owner:	**Send Tax Bill:**	**Map/Parcel**
ADAM S. PITTS MARGARET S. PITTS 217 38th Avenue North Nashville, TN 37209	SAME	104010216.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires: MAR 30, 2021

Sworn to and subscribed before me this August 8, 2017.

Notary Public

My Commission Expires: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, ADAM SCOTT PITTS, who is one and the same as ADAM S. PITTS, for the sole and express purpose of creating tenants by the entireties, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to ADAM S. PITTS and MARGARET S. PITTS, husband and wife.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all

persons.

Whenever 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 this August 8, 2017.

By: _____
ADAM SCOTT PITTS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ADAM SCOTT PITTS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this August 8, 2017.

_____
NOTARY PUBLIC

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 30, 2021

My Commission Expires: _____

Exhibit A

Property Description

Said property is described to wit:

> Land in Davidson County, Tennessee, being Lot No. 95 and the northerly 12.5 feet of Lot No. 96, on the Map of Part of West Grove Subdivision of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 95 and part of Lot No. 96 front together 62.5 feet on the westerly margin of 38th Avenue, North, and extend back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to ADAM SCOTT PITTS, unmarried, by Warranty Deed of record from ASPEN CONSTRUCTION, INC., a Tennessee Corporation, in Instrument No. 20140509-0039755, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record, as well as the following:

1. Davidson County and City of Nashville taxes for the year 2014 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 104 01 0 216.00
2. All matters appearing on the Plan of West Grove Subdivision, of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 217 38th Avenue North, Nashville, Tennessee 37209.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James M. Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

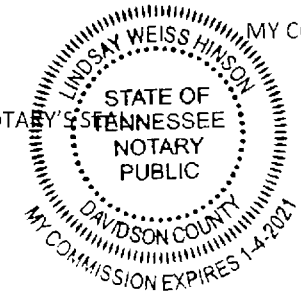
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).