WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170072159 DEEDWARR
Recvd: 08/21/17 09:01 2 pgs
Fees:13.00 Taxes:1480.00

20170821-0085417

J-UG-17-4110-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19

(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Joseph M. McGregor	**New Owner**	
(NAME)	(NAME)	**61-11-273.00**
1106 Greenland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ROBERT PITMAN AND DEBORAH PITMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH M. MCGREGOR,** 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: MICHAEL

Land in Davidson County, Tennessee, being part of the westerly part of Lot "B" on the Map of the Kennedy & Graves Monte Vista Plan of Lots of record in Book 421, Page 143, in the Register's Office for Davidson County, Tennessee and part of the abandoned right-of-way of the Gallatin Interurban Railway, lying west of the same and described according to a survey made November 28, 1947 by John M. Sullivan, County Surveyor, as follows: BEGINNING at a point in the present easterly margin of Gallatin Pike, 26.8 feet south of the northwest corner of said Lot "B", if the north line of said lot were extended westerly to the present east margin of Gallatin Pike; thence southerly along the easterly margin of said Gallatin Pike 30 feet to a point; thence at right angles, easterly 92.5 feet to a point; thence northerly parallel to said Pike, 30 feet to a point which is South 19 deg. 30' West 17.5 feet from the north line of said Lot "B", said point being in a southeast corner of a lot owned now or formerly by C. L. Harris; thence westerly along Harris' south line, 91.5 feet to the beginning.

Being the same property conveyed to Robert Pitman and Deborah Pitman, husband and wife, by Warranty Deed from Philip Browning Long, Trustee of the Philip Browning Long Revocable Trust of 2001, recorded January 5, 2017 in Instrument No. 20170105-0001513 and further being part of the same property conveyed to Philip Browning Long Revocable Trust of 2001 by Warranty Deed from W. T. Clinard and wife, Jessie B. Clinard, recorded April 20, 2005 in Instrument No. 20050420-0043985, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 421, Page 143, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 4925, Page 68, Register's Office for Davidson County, Tennessee.
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4110 Gallatin Pike, Nashville, Tennessee 37216**.

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 16 DAY OF AUGUST, 2017.

Robert Pitman

Deborah Pitman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT PITMAN, 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 16th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH PITMAN, 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 16th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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