Bill Garrett Davidson County
Batch# 16477 DEEDWARR
10/23/2017 10:56:12 AM 2 pgs
Fees: $13.00 Taxes: $736.30
20171023-0108227

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2017

Notary Public:

MY COMMISSION EXPIRES: 9/29/2025
(AFFIX SEAL)

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Joseph N. Partain | Franklin Synergy | Parcel ID: |
| 235 Margo Lane | 722 Columbia Ave. | 14806000400 |
| Nashville, TN 37211 | Franklin, TN 37064 | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**James E. Pitts and Gleena F. Pitts, husband and wife**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Joseph N. Partain and Carole L. Partain, husband and wife**, **aka James Edward Pitts, Jr. and Gleena Faye Pitts**
hereinafter called the GRANTEES, 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. 126 on the Plan of Haywood Acres, Section Four, of record in Book 2900, Page 93, Register's Office for said County.

Said Lot No. 126 fronts 90 feet on the east side of Margo Lane and runs back 232.2 feet on the north line and 227.6 feet on the south line to a dead line in the rear on which it measures 90.08 feet.

BEING the same property conveyed to James E. Pitts and Gleena C. Pitts by deed from Lawrence A. Adams and Marian E. Adams, of record in Book 4347, Page 669, dated July 3, 1969, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3075, Page 160 amended in Book 4562, Page 415, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2900, Page 93, said Register's Office.

Power of Attorney of record in Instrument 20171023-0108225, said Register's Office.
and 20171023-0108226

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 235 Margo Lane, Nashville, TN 37211

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, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 20th day of October, 2017.

James E. Pitts by ~~Rodney Pitts, Attorney in~~ James Edward Pitts, Jr. Attorney in Fact

Gleena F. Pitts by ~~Rodney Pitts, Attorney in~~ James Edward Pitss, Jr., Attorney in Fact

~~STATE OF TENNESSEE~~
~~COUNTY OF Davidson~~

~~Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney Pitts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of James E. Pitts and Gleena F. Pitts as his/her/their Attorney in Fact as the free act and deed of the within named James E. Pitts and Gleena F. Pitts.~~
~~Witness my hand and official seal at Nashville, Tennessee the 20th day of October, 2017.~~

~~My Commission Expires:~~ _____
~~Notary Public~~

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named James Edward Pitts, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he exeucted the within insturment on behalf of James E. Pitts and Gleena F. Pitts as their Attorney in Fact as the free act and deed of the within named James E. Pitts and Gleena F. Pitts.
Witness my hand and official seal this 20th day of October, 2017

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800