This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
792119 446434-001469
Kayla Bocchino

Bill Garrett Davidson County
Batch# 24599 DEEDWARR
11/09/2017 03:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,504.05
20171109-0115788

# *WARRANTY DEED*

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| (NAME)<br>Jennifer Marie Pitman<br>and Dominic John DiBernardi | (NAME)<br>New Owner | 116-08-0-109.00 |
| (STREET ADDRESS OR ROUTE NUMBER)<br>3803 Dartmouth Avenue | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP)<br>Nashville , TN 37215 | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jennifer A. Rose, a single woman have this day bargained and sold, and do hereby transfer and convey unto the said Jennifer Marie Pitman, an unmarried woman *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:
* and Dominic John DiBernardi, an unmarried man

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20170926-0098624 in the Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 406,500.00

Affiant Marlene Mitchell

Subscribed and sworn to before me this the 7th day of November, 2017.

Notary Public ✓

My commission expires: ✓ 6-27-19
(Affix Seal)

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2018

This is unimproved ( ), known as 3803 Dartmouth Avenue, Nashville, TN 37215
improved Y

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

We further covenant and bind ourselves, our 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 our hand this 15th day of September, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Jennifer A. Rose
Jennifer A. Rose

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jennifer A. Rose Judy M. Bass, a Notary Public in and for said County and State, Jennifer A. Rose, the within named bargainor a single woman (fill in marital status), 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, at office, this 1 day of September, 2017.

✓ Judy M. Bass
Notary Public Judy M. Bass
My Commission Expires: ✓

My Commission Expires September 10, 2018

(This area for official notarial seal)

JUDY M. BASS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## EXHIBIT "A"

## LEGAL DESCRIPTION

File No.: P17-8729-RELO Commitment No.: P17-8729-RELO

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 2 of Block C on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, 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 Jennifer A. Rose, unmarried by Warranty deed from Benson Sloan, IV and wife, Caroline Rhett Sloan of record in Instrument No. 20140926-0088674 Register's Office for Davidson County, Tennessee, dated September 24, 2014 and recorded on September 26, 2014.

(Value of consideration shown in aforementioned deed $353,000.00.)

Being also known as 3803 Dartmouth Avenue Nashville, Tennessee 37215.

# True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

