WARRANTY DEED

Bill Garrett Davidson County
Batch# 51047 DEEDWARR
01/24/2018 12:28:31 PM 2 pgs
Fees: $13.00 Taxes: $148.00

20180124-0007427

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-29-2020

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Deborah Molteni-Blanton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Deborah Molteni-Blanton and Jimmie D. Blanton	SAME	95 - 14 - 32
(NAME)	(NAME)	
2101 Jade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172804

For and 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, I/we, Bobbie Jean Pittman, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Deborah Molteni-Blanton and Jimmie D. Blanton, wife and husband, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 63, Elm Hill Acres, Section 1, of record in Book 2331, page 67, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Grady Pittman and wife, Bobbie Jean Pittman by Warranty Deed from Kenny Cunningham and wife, Sue B. Cunningham dated August 8, 1973 and filed of record in Book 4737, page 317, Register's Office for Davidson County, Tennessee. The said Grady Pittman is now deceased, leaving the said Bobbie Jean Pittman the surviving tenant by the entirety and sole owner of said land.

Unimproved ☒

This is improved ☐ property, known as 2104 Jade Drive, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of January, 2018

Bobbie J. Pittman

Bobbie Jean Pittman

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bobbie Jean Pittman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd of January, 2018.

Notary Public
My Commission Expires:

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-29-2020