BOX #14

G#30457-2

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180114662

Bill Garrett Davidson County
Batch# 59231 DEEDWARR
02/15/2018 09:11:49 AM 2 pgs
Fees: $13.00 Taxes: $1,209.53
20180215-0014801

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $326,900.00.

Affiant

Subscribed and sworn to before me, this 14th day of February, 2018.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Reed Alexander Pittman and Callie Bay Pittman 447 Brewer Drive Nashville TN 37211	PrimeLending, a PlainsCapital Company 18111 Preston Road, Suite 900 Dallas, TX 75252	Tax Parcel ID No. 161-07-0-057.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Ryan Knight and Annika Frykholm Knight, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Reed Alexander Pittman and Callie Bay Pittman, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Kingswood Park of record in Plat Book 2900, Page 70, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 132.2 feet on the southwesterly side of Brewer Drive and extends back 335.35 feet on the northwesterly line and 363.9 feet along a broken line between Lot 14 and Lots 12 and 13, to a line in the rear on which it measures 52.3 feet.

Being the same property conveyed to Christopher Ryan Knight and Annika Frykholm, as tenants in common with right of survivorship by General Warranty deed from William M. Mullins, Administrator of The Estate of Betty Ruth Mullins and all the heirs at law of record in Instrument No. 20120316-0022723 Register's Office for Davidson County, Tennessee, dated February 29, 2012 and recorded on March 16, 2012.

This conveyance is subject to the matters set forth below, if any, as well as 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 appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 70, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 2963, Page 153, Book 3030, Page 491 and Book 3177, Page 227, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 447 Brewer Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of February, 2018.

Christopher Ryan Knight

Annika Frykholm Knight

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Ryan Knight and Annika Frykholm Knight, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2018.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018