This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 17508002400

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Brian K. Harris
593 Harkreader Road
Mount Juliet, TN 37122

SEND TAX BILLS TO:

New Owner

Bill Garrett Davidson County
Batch# 84428 DEEDWARR
04/25/2018 08:57:47 AM 2 pgs
Fees: $13.00 Taxes: $632.09
20180425-0038734

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JOSEPH A. PINITSCH AND DIANNE J. THOMPSON, AS JOINT TENANTS,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **BRIAN K. HARRIS, UNMARRIED,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 62, on the Plan of Section One, Hickory Woods, as shown by plat appearing of record in Book 6900, page 509 as amended by Surveyor's Certificate of Correction, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Joseph A. Pinitsch and Dianne J. Thompson, as joint tenants with right of survivorship, by Warranty Deed from Elizabeth C. Pinitsch, dated May 5, 1998, appearing of record in Book 10935, page 353, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3932 Rock Creek Dr., Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 20 day of April, 2018.

Joseph A. Pinitsch

Dianne J. Thompson

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joseph A. Pinitsch and Dianne J. Thompson, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 20 day of April, 2018.

NOTARY PUBLIC

My Commission Expires: _____

KAYLA L DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 05-15-2021
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $170,835.25 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 20 day of April, 2018.

NOTARY PUBLIC

My Commission Expires: _____

KAYLA L DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 05-15-2021
RUTHERFORD COUNTY

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