30743-8 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 93096 DEEDWARR
05/16/2018 12:47:36 PM 2 pgs
Fees: $13.00 Taxes: $876.90

20180516-0046786

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$237,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2018.

Notary Public

My commission expires: 11/9/21

(AFFIX SEAL)

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stacy Dorn	**Franklin American Mortgage Company**	**Map 086-14-0-B Parcel 144.00co**
3429 Parkwood Court	**6100 Tower Circle, Suite 600**	
Hermitage, TN 37076	**Franklin, Tennessee 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jacob R. Pitts and Leah H. Pitts, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stacy Dorn, a single person

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. 94 on the Plan of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, Page 738-739, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jacob R. Pitts and Leah H. Pitts, husband and wife, by Deed dated November 16, 2015 from Jeremy W. Lamb and Heather M. Lamb, husband and wife, of record in Instrument No. 20151118-0116835, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 6900, Page 738-739 said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters as shown on the boundary plat of record in Book 6900, Page 225, said Register's Office. (3) Declaration of Covenants, Conditions and Restrictions of Fleetwood, of record in Book 7170, Page 987, and annexation in Book 7940, Page 565, Register's Office for Davidson County, Tennessee. (4) By-Laws of Fleetwood Homeowners' Association, Inc. of record in Book 7171, Page 4, and as amended in Instrument No. 20110526-0040493, Register's Office for Davidson County, Tennessee. (5) Charter of Fleetwood Homeowners' Association, Inc. of record in Book 7114, Page 370, Register's Office for Davidson County, Tennessee. (6) Storm Water Detention Agreement of record in Book 7107, Page 408, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **3429 Parkwood Court, Hermitage, TN 37076**

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 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 my/our hand(s) this **15th** day of **May, 2018.**

Jacob R. Pitts

Leah H. Pitts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jacob R. Pitts and Leah H. Pitts,** the within named sellers, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **May, 2018.**

Notary Public

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/8/21