WARRANTY DEED

Bill Garrett
Batch# 112724
07/05/2018 10:42:05 AM
Fees: $13.00 Taxes: $1,165.13

Davidson County
DEEDWARR
2 pgs

20180705-0065040

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 08-25-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lorraine Y. Reels-Pearson	Gardner Financial Services Ltd. dba Legacy Mutual Mortgage	086-04-0-B-119.00 CO
(NAME)	(NAME)	
913 Wonderland Pass	3503 Paesanos Pkwy	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Michael C. Pittman, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lorraine Y. Reels-Pearson and James H. Pearson, III, 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:

Being Lot No. 90 as shown on the Plan of Section 4, Sunset Oaks, of record in Book 9700, Page 569, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael C. Pittman, a single man, by Special Warranty Deed from Household Financial Center, Inc., dated September 30, 2010, of record in Instrument No. 20101029-0086918, Register's Office for Davidson County, Tennessee.

Sherry Lynn Pittman, wife of Michael C. Pittman, hereby joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, if any, in the above-described tract or parcel of land.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 7900, page 488; Book 7900, page 808 and Book 9700, page 569; restrictions of record in Book 9082, page 567; By-Laws of record in Instrument No. 20160209-0012575; Articles of Incorporation/ Charter of record in Instrument No. 19991207-0300671; Conveyance for open space of record in Instrument No. 20090514-0044347; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 913 Wonderland Pass, Hermitage, TN 37076
(House Number) (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 we do covenant with 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 our hands this 29th day of June, 2018.

Michael C. Pittman

Sherry Lynn Pittman

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Michael C. Pittman and Sherry Lynn Pittman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of June, 2018.

Notary Public
My Commission Expires: 6/12/21

File No.: 27737

