WARRANTY DEED

Bill Garrett Davidson County
Batch# 130933 **DEEDWARR**
08/20/2018 12:11:08 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180820-0082303

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $285,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF AUGUST, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9585

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brent Pittman and Franci Pittman	SAME AS OWNER	147-10-0-094.00
611 Durrett Drive		
Nashville, TN 37211		

FOR AND 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,

MONROE M. BROOKS III, UNMARRIED

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

BRENT PITTMAN AND FRANCI PITTMAN, TENANTS BY THE ENTIRETY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 611 Durrett Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 17th day of August, 2018.

Monroe M. Brooks III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MONROE M. BROOKS III, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of August, 2018.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

18-9585

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Whispering Hills, Section 1, as shown on plat of record in Book 2331, Pages 82, 83, and 84, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Molly M. Thompson, unmarried to Monroe M. Brooks, III, unmarried as recorded on the 2nd day of June, 2015 in Instrument No. 20150602-0051273 and Warranty Deed from Charles I. Price and wife, Danielle G. Price to Monroe M. Brooks, III and Molly M. Thompson, both unmarried as recorded on the 7th day of July, 2014 in Instrument No. 20140707-0059669, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHISPERING HILLS, SECTION 1, as recorded in Plat Book 2331, Page(s) 82, 83 and 84, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Joint Driveway Agreement as set forth in instrument recorded in Book 7280, Page 13.