WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

File No. RW0004412

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethan A. Spencer and Tracy R. Spencer	**NEW OWNER**	083-05-0-028.00
(NAME)	(NAME)	
1020 Seymour Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 135810 **DEEDWARR**
09/04/2018 09:06:26 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20180904-0086946

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, **Brian D. Pitts and Sara B. Pitts, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tracy Spencer AND Ethan Spencer, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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 a part of Lot No. 59 on the Map of Stratton & Seymour's Addition, of record in Book 57, Page 23 in the Register's Office of said County and a small triangular lot adjoining said Lot No. 59, on the Southeasterly corner thereof and described as follows: Beginning at a point on the Southerly margin of Seymour Avenue at the Northwest corner of Lot No. 7 of Block "D" of the Eastwood Addition, of record in Book 332, Page 63, Register's Office for said County; thence Southerly along the Westerly margin of Lot No. 7, distance of 150 feet to the North margin of a 12 foot alley; thence Westerly along the North margin of said alley 50 feet to a point, the Southeast corner of the property conveyed to Florence Averiett by deed of record in Book 555, Page 149, said Register's Office; thence North along Averietts Easterly line 150 feet to the Southerly margin of Seymour Avenue 50 feet to the point of beginning.

Being the same property conveyed to Brian D. Pitts and Sara B. Pitts, husband and wife by Warranty deed from John David Miller, married of record in Instrument No. 20150624-0060394 Register's Office for Davidson County, Tennessee, dated June 19, 2015 and recorded on June 24, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1020 Seymour Ave, Nashville, TN 37206

(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 my hand this 30th day of August, 2018.

Brian D. Pitts

Sara B. Pitts by Brian D. Pitts, Attorney in Fact
Sara B. Pitts by Brian D. Pitts,
as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian D. Pitts, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of August, 2018.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned Notary, personally appeared Brian D. Pitts, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Sara B. Pitts, and who acknowledged that he executed the same as the free act and deed of the said Sara B. Pitts, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. 20180904-0086945, said Register's Office.

Witness my hand this 30th day of August, 2018.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

STATE OF TENNESSEE
COUNTY OF

The undersigned Affiant, being first duly sworn, deposes and states that as of the date of execution of the Instrument herein: (1) the document to which this Affidavit is attached is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown, (2) that this execution is proper and within the scope of the Power of Attorney referenced in this Instrument, and (3) that pursuant to the terms and provisions of T.C.A §34-6-105(c) of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of this Instrument and other Instruments related to this transaction, Affiant had no knowledge or notice of the termination of the Power of Attorney, either by revocation or by the principal's death.

Brian D. Pitts, Affiant

WITNESS my hand and seal this 30th day of August, 2018.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expire: 1/20/19