WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th Day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Karen Y Johnson Davidson County
Batch# 137330 DEEDWARR
09/05/2018 02:53:29 PM 2 pgs
Fees: $13.00 Taxes: $1,068.19

20180905-0087971

THIS INSTRUMENT WAS PREPARED BY
Jane Ferris, Tiago Title, LLC, 4700 South Syracuse Street, Suite 420, Denver, CO 80237

File No.: TN18-02352

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Samantha Pita, an unmarried person, and Armando X. Pita and Maria Lourdes Pita, husband and wife	Samantha Pita, an unmarried person, and Armando X. Pita and Maria Lourdes Pita, husband and wife	
(NAME) 2879 Lyncrest Drive	(NAME) 2879 Lyncrest Drive	091613019600
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty-Eight Thousand Seven Hundred And No/100 Dollars ($288,700.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LARRY D ARMES AND WIFE, PATRICIA J ARMES, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAMANTHA PITA, AN UNMARRIED PERSON, WITH A 50% UNDIVIDED INTEREST, AND ARMANDO X. PITA AND MARIA LOURDES PITA, HUSBAND AND WIFE, WITH A 50% UNDIVIDED INTEREST, ALL AS TENANTS IN COMMON. 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 ~~Davison~~ Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lot No. 20, on the Plan of Happy Acres, as of record in Plat Book 5190, Page 719, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Larry D. Armes and wife, Patricia J. Armes, by deed from Tony M. Leonard and wife, Dana E. Leonard, by deed of record in Book 9735, Page 876, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-RE-18-2879

unimproved ☐
This is improved ☒ property, known as 2879 Lyncrest Drive, Nashville, TN 37214
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Larry D Armes and wife, Patricia J Armes this 28 day of August, 2018.

Larry D Armes

Patricia J Armes

STATE OF Tennessee
COUNTY OF Davidson

On this 28 day of August 2018, before me personally appeared Larry D Armes and wife, Patricia J Armes to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 28 day of August, 2018.

Commission Expires: 7-5-2021

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public