File Box 8

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34453-09-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me this 25th day of September, 2018. Notary Public My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Hilton C. Pittman, III Lauren A. Pittman 5110 Boxcroft Place Nashville, TN 37205	F&M Bank 10 Cadillac Drive Suite 100 Brentwood, TN 37027	Map and Parcel No.: 116 13 0 151 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lynne Todd Edgerton, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren A. Pittman and Hilton C. Pittman, III, wife and husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5110 Boxcroft Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Y Johnson Davidson County
Batch# 145584 DEEDWARR
09/26/2018 02:21:55 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00

20180926-0095494

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of September, 2018.

Lynne Todd Edgerton

Lynne Todd Edgerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lynne Todd Edgerton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2018.

GEORGE E. MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Boxcroft, as of record in Plat Book 4860, page 28, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Lynne Todd Edgerton, Trustee, with full power, of the Lynne Todd Edgerton Family Trust dated April 5, 2004, by deed dated September 21, 2004, from Elizabeth B. Finucane as Executrix of the Estate of Virginia N. Berry, Deceased, of record in Instrument No. 20040924-0115617, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 30, 2009 of record in Instrument No. 20090331-0028792, Register's Office for Davidson County, Tennessee, Lynne Todd Edgerton, Trustee, with full power, of the Lynne Todd Edgerton Family Trust Dated April 5, 2004, conveyed subject property to Lynne Todd Edgerton.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 116 13 0 151 00.
2. Declaration of Covenants, Conditions and Restrictions for Boxcroft of record in Book 4932, page 76, amended in Book 4956, page 648, Register's Office for Davidson County, Tennessee.
3. Instrument of Correction recorded in Book 5430, page 263, Register's Office for Davidson County, Tennessee.
4. By-Laws of The Association of Owners of Boxcroft, of record in Book 5365, page 7, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4860, page 28, Register's Office for Davidson County, Tennessee.