Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV18-0989

Karen Y Johnson Davidson County
Batch# 157849 **DEEDWARR**
11/09/2018 10:11:47 AM 2 pgs
Fees: $13.00 Taxes: $296.00
20181109-0110996

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of November, 2018

Notary Public

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Commission Expires: 11/20/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Josh Terry, Trustee of The 220 Pitts Avenue Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	053-16-0-010.00

WARRANTY DEED

FOR AND IN 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/WE,

George R. Wauford a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josh Terry, Trustee of The 220 Pitts Avenue Trust

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:

220 Pitts Avenue, Old Hickory, TN 37138

LAND in Davidson County, Tennessee, being the easterly one-half of Lot No. 10 on the Plan of Hays Subdivision, not of record, described as follows:

Beginning at a point in the westerly margin of Pitts Avenue, the common corner of Lots Nos. 9 and 10, said point being located 1,574.6 feet southerly from the southerly line of the Tennessee Central Railway right of way; thence westerly with the line between said two lots 175 feet to a point; thence southerly and parallel with the westerly margin of said Pitts Avenue, 60 feet to a point in the northerly margin of Ray Avenue; thence easterly with the margin of said Ray Avenue, 175 feet to the northwesterly intersection of said Ray and Pitts Avenue; thence northerly with the margin of said Pitts Avenue 60 feet to the point of beginning.

BEING the same property conveyed to George R. Wauford, unmarried and mother, Theresa N. Wauford, as joint tenants with the right of survivorship, and not as tenants in common, by Warranty Deed from Jessie F. Rayburn and wife, Lottie Rayburn, dated 5/2/1962 and recorded

5/10/1962 in Book 3375, Page 491, in the Register's Office of Davidson County, Tennessee. Pursuant to Affidavit of Heirship the said Theresa N. Wauford died April 27, 1994, thereby vesting subject property solely in George R. Wauford, said instrument recorded 5/28/2015 in Instrument No. 20150528-0048931, said Register's Office.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 220 Pitts Avenue, Old Hickory, TN 37138.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of November, 2018.

George R. Wauford

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal at Hendersonville, Tennessee this 8th day of November, 2018.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)