Karen Johnson Davidson County
Batch# 183741 DEEDWARR
01/15/2019 08:08:30 AM 2 pgs
Fees: $13.00 Taxes: $3,755.50
20190115-0003832

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$1,015,000.00.** Affiant Subscribed and sworn to before me, this the 14th day of January, 2019. Notary Public My commission expires: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nashville design build, Inc., a Tennessee corporation	New Owner	**Map 116-11-0 Parcel 111.00**
628 Stonewater Blvd		
Franklin, TN 37064		

FOR AND IN 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,

Raymond H. Pirtle, Jr., married

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

Nashville design build, Inc., a Tennessee corporation

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 Davidson County, Tennessee, being Lot No. 4 on the Plan of Re-Subdivision of Lot No. 24, Pendleton and Blair's Subdivision of Lynwood Park, of record in Plat Book 4675, Page 109, and amended in Plat Book 5200, Page 47, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Raymond H. Pirtle, Jr. and spouse, Elizabeth Carre' Pirtle, by Deed dated July 2, 2001 from Dan D. Harris, Jr. and spouse, Maria Cecilia Harris, of record in Instrument No. 20010710-0073539, Register's Office for Davidson County, Tennessee. The said Elizabeth Carre' Pirtle and Raymond H. Pirtle, Jr. having since divorced pursuant to a Final Decree and Marital Dissolution Agreement entered on July 8, 2008, the property was to be sold and the proceeds divided between Elizabeth Carre' Pirtle and Raymond H. Pirtle, Jr. The said Elizabeth Carre' Pirtle died testate on May 21, 2010, a resident of Pitkin County, Colorado. An ancillary probate administration was conducted under Probate Case No. 16P1638 in the Seventh Circuit Court for Davidson County, Tennessee.

Pursuant to the ORDER ADMITTING FOREIGN WILL AND CODICILS TO PROBATE in said Probate Case No. 16P1638, Otte & Cote C.P.A.s, as Personal Representative of the Estate of Elizabeth Carre' Pirtle conveyed the interest of the late Elizabeth Carre' Pirtle to Raymond H. Pirtle, Jr., married, by Quitclaim Deed which instrument as recorded as Instrument No. 20170103-000037, said Register's Office.

To replace the paragraph below:

"By Quitclaim Deed from Otte & Cote C.P.A.s, as Personal Representative of the Estate of Elizabeth Carre' Pirtle, the interest of the late Elizabeth Carre' Pirtle was conveyed to Raymond H. Pirtle, Jr., married, which instrument is recorded as Instrument No. 20170103-000037, said Register's Office."

Sandra M. Irvine, spouse of the above named Raymond H. Pirtle, Jr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 4675, Page 109, and amended in Plat Book 5200, Page 47, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year, which have been prorated and assumed by the Grantee herein, and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **309 Westview Avenue, Nashville, TN 37205**

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 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/our hand(s) this 14th day of **January, 2019.**

Raymond H. Pirtle, Jr.

Raymond H. Pirtle, Jr.

Sandra M. Irvine

Sandra M. Irvine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Raymond H. Pirtle, Jr. and Sandra M. Irvine,** the within named sellers, 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 Nashville, Tennessee, this 14th day of **January, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robert L Scr

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020