Karen Johnson Davidson County
Batch# 198917 DEEDWARR
02/25/2019 04:17:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20190225-0017099

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219193**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Affiant Subscribed and sworn to before me, this 25th day of February, 2019. Notary Public My Commission Expires:

WILLIAM T CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 08

WARRANTY DEED

Address New Owner: Dryden Elizabeth Neilson 5025 Hillsboro Pike Apt 17F Nashville TN 37215	Send Tax Bills To: FirstBank 318 Seaboard Lane, Suite 205 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 131-01-0D-140.00CO

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, **Neill Pitts, Trustee of The Neill Pitts Living Trust, established by the Revocable Trust Agreement of Neill Pitts, dated October 21, 2008** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dryden Elizabeth Neilson, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Being Unit No. 140 as shown on the Plat of Georgetown Apartments, a condominium, as of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .410% interest in common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, Page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 17F.

Being part of the same property conveyed by Warranty Deed from Neill Pitts to Neill Pitts, Trustee of The Neill Pitts Living Trust, established by the Revocable Trust Agreement of Neill Pitts, dated October 21, 2008, as recorded on the 9th day of January, 2009 in Instrument No. 20090109-0002445; Quitclaim Deed from Donald R. Barrett, Jr., Trustee to Neill Pitts Akers, married, as recorded on the 2nd day of January, 1991 in Deed Book 8267, Page 448; Warranty Deed from Ruth P. Lasko, unmarried to Nancy Neill Pitts, unmarried, as recorded on the 17th day of June, 1986 in Deed Book 6888, Page 459, in the Register's Office of Davidson County, Tennessee and See also Divorce between Nancy Neill Pitts Akers & Ward Conrad Akers in Docket Number 04D-3664, in the Eight Circuit Court of Davidson County.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 5211, Page 325 , as amended by instrument(s) of record in Book 5616, Page 133; Book 6079, Page 516 and Resolution recorded at Instrument No. 20120731-0067332; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4308, Page 575.

Easement for Sewer Line, recorded in Book 4308, Page 650.

Easement for Electric Power Board, recorded in Book 7873, Page 859.

Easement for Comcast, recorded in Instrument Nos. 20110620-0047283 and 20150505-0040558.

This is improved property located at 5025 Hillsboro Pike Apt 17F Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2019.

The Neill Pitts Living Trust, established by the Revocable Trust Agreement of Neill Pitts, dated October 21, 2008

By: Neill Pitts Trustee
Neill Pitts, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Neill Pitts, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of The Neill Pitts Living Trust, established by the Revocable Trust Agreement of Neill Pitts, dated October 21, 2008, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 25th day of February, 2019.

Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

TRUE COPY CERTIFICATION

I, Lisa K. R. Wagner, 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 documents executed and authenticated according to law.

Lisa K. R. Wagner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally, appeared before me Barbara T. Hodge, a notary public for this county and state, Lisa K. R. Wagner, who acknowledges that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Notary Public

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

My Commission Expires: 03/08/2021