WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Karen Johnson Davidson County
Batch# 211714 DEEDWARR
03/29/2019 12:23:27 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20190329-0028634

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Ann A. Piarrot
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2019

Christine L. Lind
Notary Public

MY COMMISSION EXPIRES: 11.22.21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ann A. Piarrot	Provident Funding Associates, L.P.	75-9-43
(NAME)	(NAME)	
921 Moleah Court	3390 Peachtree Road NE, Suite 300	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Atlanta, GA 30326-1108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190537

For and 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, **Susan Beth Solomon formerly known as Susan B. Switzer**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ann A. Piarrot, an unmarried woman**, 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. 136 on the Plan of Hermitage Hills, Section 1, as of record in Plat Book 2900, page 48, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Howard M. Switzer and wife, Susan B. Switzer by Deed from Avco Financial Services of Tennessee, Inc., a Tennessee corporation, dated April 30, 1984, of record in Book 6292, page 91 and re-recorded in Book 6408, page 375 and in Book 6413, page 98, Register's Office for Davidson County, Tennessee. And further conveyed to Susan Beth Solomon by Quitclaim Deed from Howard M. Switzer, dated November 20, 1996, of record in Book 10285, page 502, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantor named herein.

Unimproved ☐

This is improved ☒ property, known as 219 Bonnafield Drive, Hermitage, TN 37076
(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 GRANTEE, her heirs and assigns forever; and I/we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of March, 2019

Susan Beth Solomon

Susan Beth Solomon

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Susan Beth Solomon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of March, 2019.

Christine L. Lind

Notary Public

My Commission Expires: 11·22·21

CHRISTINE L. LIND
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.