Karen Johnson Davidson County
Batch# 227839 DEEDWARR
05/09/2019 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20190509-0043639

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 397176

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Alex Pittard
MeKenzie Brown
2303 Weona Dr
Nashville, TN 37214

SEND TAX BILL TO:
New Owner

MAP/PARCEL 084-11-0-206.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Restoration Team, LLC, a Tennessee limited liability company, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Alexander Pittard, an unmarried man and MeKenzie Brown, an unmarried woman, as tenants in common with right of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 266 on the Subdivision of C. R. Quarles Lands, Maplecrest of record in Book 1835, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the southerly margin of Weona Drive at the corner of Lot Nos. 266 and 267 of said subdivision; thence southwardly with the line between said two lots 150 feet to a point; thence westwardly with the line between Lot Nos. 262 and 266, 75 feet to a point; thence with the line between Lot Nos. 264 and 266, northwestwardly 56.57 feet to a point; thence with the line between Lot Nos. 265 and 266 northwardly 110 feet to a point in the southerly margin of Weona Drive; thence with the margin of the same eastwardly 115 feet to the beginning.

Being the same property conveyed to The Restoration Team, LLC by Warranty deed from Donnell C. Barr and Leah N. Barr, husband and wife of record in Instrument No. 20190129-0008402 Register's Office for Davidson County, Tennessee, dated January 28, 2019 and recorded on January 29, 2019.

This is improved property known as: **2303 Weona Dr, Nashville, Tennessee 37214**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their 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.

Possession to be given 3rd day of May, 2019.

WITNESS MY HAND on this the 3rd day of May, 2019

The Restoration Team, LLC

Lillian G. Corazza

Lillian G. Corazza, Member

Lauren M. Jenkins, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lillian G. Corazza, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged herself to be a Member of The Restoration Team, LLC, and that as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.
Witness my hand and official seal at office of Legends Title Services on this the 3rd day of May, 2019

Notary Public

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lauren M. Jenkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged herself to be a Member of The Restoration Team, LLC, and that as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.
Witness my hand and official seal at office of Legends Title Services on this the 3rd day of May, 2019

Notary Public

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

STATE OF TENNESSEE
COUNTY OF Wilson
The actual value or consideration, whichever is greater, for this transfer is $289,900.00.

AFFIANT

Subscribed and sworn to before me this the 3rd day of May, 2019.

NOTARY PUBLIC

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

My Commission Expires

File No: 190130

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

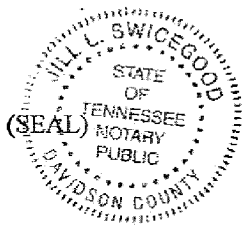
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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