WARRANTY DEED

Karen Johnson Davidson County
Batch# 235582 DEEDWARR
05/29/2019 09:01:52 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20190529-0050465

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott D. Haber and Lillian R. Haber	Mortgage Solutions of CO. LLC	
(NAME)	(NAME)	
559 McMurray Drive	5455 N Union Blvd.	161-7
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Colorado Springs, CO 80918	27
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ROBERT S. CASSELL, EXECUTOR OF THE ESTATE OF SHELBY ANN CASSELL PEWITT**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT D. HABER AND LILLIAN R. HABER, HUSBAND AND WIFE**, 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. 33 on the Plan of Section One, McMurray Woods, of record in plat Book 2900, page 99, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert Howard Pewitt and wife, Shelby Pewitt by deed from Lester T. Box and wife, Anita G. Box, of record in Book 5563, page 640, Register's Office for Davidson County, Tennessee. Robert Howard Pewitt's interest was conveyed to Shelby Ann Cassell Pewitt by Order of record in Book 7410, page 758, said Register's Office. Shelby Pewitt was the same person as Shelby Ann Cassell Pewitt and Shelby Ann Pewitt. Shelby Ann Pewitt died December 18, 2018. Robert S. Cassell is the Executor of the Estate of Shelby Ann Pewitt with full power to sell said real estate pursuant to probate of Will of Shelby Ann Pewitt of record in Davidson County Probate Court, Docket No. 19P4.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 559 McMurray Drive, Nashville, TN 37211
(House Number) (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 GRANTEES, their heirs and assigns forever; and we do 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 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 hand this 24th day of May, 2019

SHELBY ANN CASSELL PEWITT ESTATE

BY: _____

ROBERT S. CASSELL, EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Robert S. Cassell 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 he is the executor of the Shelby Ann Casssell Pewitt Estate and is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 24 day of May, 2019.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

_____
Notary Public