WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $583,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: ___ (AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 261865 **DEEDWARR**
07/25/2019 09:30:22 AM 2 pgs
Fees: $13.00 Taxes: $2,157.10

20190725-0073016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Susan Renea Pizzitola	**New Owner**	
(NAME)	(NAME)	**081-08-4P-002.00-CO**
1718 B 6th Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLINTON PILLOW AND KATHRYN PILLOW, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUSAN RENEA PIZZITOLA, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B, of 1718 6th Avenue North Townhomes, together with the Limited Common Areas/Elements and Private Elements appurtenant to said Unit as established by that certain Declaration of Covenants, Conditions and Restrictions for 1718 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, a Planned Unit Development, of record in Instrument No. 20151103-0111861, in the Register's Office for Davidson County, Tennessee, with By-Laws of 1718 6th Avenue North Townhomes Owners Association, Inc., appended thereto as Exhibit "C", and being shown on Plat attached thereto as Exhibit "B", to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clinton Pillow, a single man and Kathryn Rubino, a single woman, as tenants in common with rights of survivorship by Warranty deed from Delta Four, LLC, a Tennessee limited liability company of record in Instrument No. 20160923-0100274 Register's Office for Davidson County, Tennessee, dated September 20, 2016 and recorded on September 23, 2016.

**Kathryn Rubino is now known as Kathryn Pillow.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 1718 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, a Planned Unit Development, with By-Laws appended thereto as Exhibit "C", of record in Instrument Number 20151103-0111861, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1718 B 6th Avenue, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24 DAY OF JULY, 2019.

Clinton Pillow by Adam Jefferson as Attorney-in-Fact
Clinton Pillow by Adam Jefferson as Attorney-in-Fact

Kathryn Pillow by Adam Jefferson as Attorney-in-Fact
Kathryn Pillow by Adam Jefferson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CLINTON PILLOW AND KATHRYN PILLOW, and who acknowledged he/she/they executed the same as the free act and deed of the said CLINTON PILLOW AND KATHRYN PILLOW.

Witness my hand and official seal, this the 24th of July, 2019.

William E Grones
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212