WARRANTY DEED

Karen Johnson Davidson County
Batch# 284560 DEEDWARR
09/12/2019 08:46:11 AM 2 pgs
Fees: $13.00 Taxes: $436.23

20190912-0092287

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2019

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margaret J. Phillips	Citizens Bank, N.A.	073-13-0-135.00
(NAME)	(NAME)	
1503 Rosebank Avenue	6100 Tower Circle #600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Barbara J. Pitto formerly Barbara Jean Brown, a married woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Margaret J. Phillips,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:

Being all that parcel of land in Davidson County, Tennessee, being known and designated as Lots 1 and 2, Section III, Dugger Heights as shown by plan of record in Plat Book 1835, page 54, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara Jean Brown, an unmarried woman, by Quitclaim Deed from James E. Brown, Jr., an unmarried man and Barbara Jean Brown, an unmarried woman dated April 6, 2010, and recorded in Instrument Number 20100430-0032865, Register's Office for Davidson County, Tennessee.

Barbara Jean Brown having since married and is now known as Barbara J. Pitto. Barbara J. Pitto and her husband have never lived in this property together as husband and wife.

SUBJECT TO:

All matters appearing on the plan of record in Book 1835, page 54, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions and setback lines, if any, and all easements for public utilities.

Taxes and assessment for the year 2019 and subsequent years a lien, but not yet due and payable.

unimproved ☐

This is improved ☑ property, known as 1503 Rosebank Avenue, Nashville, TN 37206
(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/our hands this 10th day of September, 2019.

Barbara Jean Pitto

State of Tennessee
County of Davidson

Personally appeared before me Barbara Jean Pitto, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of September, 2019.

Notary Public

My Commission Expires: 11.8.21

File No.: 201908048

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY