THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822210** Karen Johnson Davidson County Batch# 288548 **DEEDWARR** 09/19/2019 02:32:39 PM 2 pgs Fees: $13.00 Taxes: $3,237.50 20190919-0095347	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $875,000.00. Affiant Subscribed and sworn to before me, this 18th day of September, 2019. Notary Public My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dwight A Pittman and Cindy M Pittman 118 Chatsworth Drive Nashville TN 37215	Franklin Synergy Bank 722 Columbia Ave Franklin TN 37064	Tax Parcel ID No. 131 01 0F 010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark John Rice and Lori Ann Deitte, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dwight A Pittman and Cindy M Pittman, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 10, CHATSWORTH, as shown on plat of record in Plat Book 5200, Page 575, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark John Rice and Lori Ann Deitte, by Warranty Deed from Willis C. Nowell, Jr. and Wife, Michelle R. Nowell, of record in Instrument No. 20150818-0083090, in the Register's Office of Davidson County, Tennessee, dated August 14, 2015, and recorded on August 18, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHATSWORTH, as recorded in Plat Book 5200, Page(s) 575.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6049, Page 665; amendment as recorded in Book 6114, Page 43; Second amendment as recorded in Instrument No. 20050126-0009824 (re-recorded in Instrument No. 20050222-0019401).

Easement recorded in Book 6413, Page 704 and in Book 6710, Page 574.

This is improved property located at 118 Chatsworth Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of September, 2019.

Mark John Rice by Kate Rosenthal, his Attorney In Fact
attorney in fact

Lori Ann Deitte by Kate Rosenthal, her Attorney In Fact
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, aforesaid, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2019.

Notary Public

My Commission Expires: _____

McKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Mark John Rice and Lori Ann Deitte and that she is authorized by Mark John Rice and Lori Ann Deitte to execute this instrument on their behalf.

Witness my hand, at office, this 18th day of September, 2019.

Notary Public

My Commission Expires: _____

McKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020