When Recorded Return To:
Heather Townsend
First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 880321-1

This instrument prepared by
and after recording mail to:
Andalusia Properties, Inc.
200 Galleria Parkway, SE, Suite 900
Atlanta, GA 30339
Attn: ~~Corporate Counsel-Real Estate~~
Philip West, Esq.

Karen Johnson Davidson County
Batch# 298787 DEEDWARR
10/10/2019 08:44:30 AM 6 pgs
Fees: $33.00 Taxes: $925.00
20191010-0103806

GENERAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andalusia Properties, Inc.	Andalusia Properties, Inc.	
200 Galleria Parkway, SE, Ste. 900 Atlanta, GA 30339	200 Galleria Parkway, SE Ste. 900 Atlanta, GA 30339	043-110-116.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **GINA A. PITTS** ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto the said **ANDALUSIA PROPERTIES, INC.**, a Georgia corporation ("Grantee"),certain real estate and improvements thereon, located in Davidson County, Tennessee as follows:

See Exhibit "A" attached hereto (the "Property").

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or value whichever is greater, for this transfer is $250,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant _____

Subscribed and sworn to before me this the 19 *day of* Sept, *2019.*

Notary Public Kristie Woodard

My commission expires: 7-5-21

(Affix Seal)

KRISTIE WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

This is improved (x) property, known as 106 McArthur Drive, Madison, Tennessee 37115

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and for other good and valuable consideration in hand paid by GRANTEE to GRANTOR at and before the sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto the said GRANTEE all that tract or parcel of land lying and being in Davidson County, Tennessee, as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Land"), TOGETHER WITH all buildings and other improvements and fixtures situated thereon or attached thereto and all tenements, hereditaments, improvements, appurtenances, rights, privileges, easements, licenses, benefits and rights-of-way appurtenant to, benefiting, or pertaining to the Land, and all of Grantor's right, title and interest in and to any existing or proposed streets, roadways, alleys, sidewalks, and/or rights-of-way adjacent to the Land (hereinafter collectively called the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights, easements, members and appurtenances thereof to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of GRANTEE forever in FEE SIMPLE.

AND GRANTOR covenants and warrants unto GRANTEE that GRANTOR is lawfully seized and possessed of the entire fee simple estate in and to the Property; that the Property is free and clear of all liens, encumbrances, easements and restrictions of every nature and description except as disclosed on **Exhibit "B"** (the "Permitted Exceptions"); that GRANTOR hereby conveys good and marketable fee simple title to GRANTEE; that the Property is unoccupied and free of any lease or other right of possession or claim by any party other than GRANTEE; that GRANTOR has the lawful and good right, power, and authority to convey same to GRANTEE; that GRANTOR will execute and deliver such further conveyances and do such further acts as may become necessary to fully vest in GRANTEE the entire fee simple estate in and to the Property; and that GRANTOR will warrant and forever defend the right and title to the Property unto GRANTEE, GRANTEE's heirs, executors, administrators, successors and/or assigns, against the claims of all persons whomsoever, subject only to the Permitted Exceptions.

(Signatures begin on Following Page)

Witness our hand this 19 day of September, 2019.

Grantor:

Gina A Pitts

GINA A. PITTS

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Kristie Woodard, a Notary Public of the State and County aforesaid, personally appeared **Gina A. Pitts,** with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal, at office in Madison TN, this 19 day of Sept, 2019.

KRISTIE WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Kristie Woodard

Notary Public

My Commission Expires: 7-5-21

Exhibit "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 93 on the Map of the subdivision of Tract 1 Anderson Estates, Section 1, not of record, as described as follows:

Beginning at a point in the East margin of McArthur Drive, the corner of Lots 92 and 93; thence with the line between said lots, easterly 150 feet to a point; thence Southerly 100 feet to the corner of Lots 93 and 93 (sic); thence with the line between said lots, westerly 150 feet to the East margin of McArthur Drive; thence with the margin of the same, Northerly 100 feet to the beginning.

Being the same property conveyed to Gina A. Pitts by Deed from Lawrence A. Luck and Jerry W. Knight and Ronald G. Luck and Robert W. Luck and George C. Luck, Jr. of record in Instrument No. 201310160108016, in the Register's Office for Davidson County, Tennessee.

Exhibit B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2019 and subsequent years not yet due and payable.

2. Easements and restrictions contained in Deed of record in Book 1181, Page 342, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Heather Townsend, 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.

Heather Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, [~~Name of Notary~~] * Kimberly T. Branch, a notary public for this county and state, [~~name of person making certification~~] ** Heather Townsend who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/28/20
Notary' Seal (if on paper)

Kimberly T. Branch
NOTARY PUBLIC
Cobb County, GEORGIA