Karen Johnson Davidson County
Batch# 380804 DEEDWARR
04/02/2020 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20200402-0035375

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Brian L Mason
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March 2020

Jeff Shollenberger
NOTARY PUBLIC

My Commission Expires: 9-7-2021

JEFF SHOLLENBERGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2021

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Ste 1750, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James and Katherine Pitt 908A Russell Street Nashville, TN 37206	Legacy Home Loans, LLC 4004 Hillsboro Pike, Ste 216B Nashville, TN 37215	082-16-0A-005.00 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BRIAN MASON AND WIFE, COURTNEY HART MASON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JAMES PITT AND KATHERINE PITT, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 5, Unit B, as shown on the map entitled the Plan of Edgefield Townhomes, a Planned Unit Development, of record in Plat Book 6250, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed BRIAN MASON, A SINGLE MAN, by deed from CONNIE TAYLOR, A MARRIED WOMAN, of record in Instrument No. 20180702-0064187, dated June 28, 2018 said Register's Office. Brian Mason having since married his spouse, Courtney Hart Mason. Courtney Hart Mason joins in this conveyance, waiving any marital interest she may have in the subject property.

This improved property is known as 908A Russell Street, Nashville, TN 37206.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 30 day of March, 2020

Brian Mason

Courtney Hart Mason

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brian Mason and Courtney Hart Mason, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of March, 2020

Notary Public

My commission expires: 9-7-2021

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)