Karen Johnson Davidson County
Batch# 410972 DEEDWARR
06/05/2020 11:41:39 AM 2 pgs
Fees: $13.00 Taxes: $1,541.90
20200605-0058056

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$416,730.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2020.

Notary Public

My commission expires: 01.08.2024
(AFFIX SEAL)

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Wilson Hays II **Abigail Jennings Hays**	New Owner	**Map 072-09-0 Parcel 113.00**
912 Burchwood Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dustin John Pitts, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Wilson Hays II and Abigail Jennings Hays, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 53 and the westerly 1/2 of Lot No, 52 on the Map of Burchwood Place Extended Subdivision, of record in Plat Book 843, Page 101 in the Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 111 feet on the southerly side of Burchwood Avenue and run back between parallel lines 139 feet, more or less, to a dead line on which they measure 112.5 feet, more or less.

Being the same property conveyed to R.S. Kaiser Nashville, LLC, a Michigan limited liability company, by Deed dated December 6, 2018 from Shauna Miller, married, of record in Instrument No. 20181207-0119706, Register's Office for Davidson County, Tennessee and further being the same property conveyed to Dustin John Pitts, by Deed dated December 18, 2019 from R.S. Kaiser Nashville, LLC, a Michigan limited liability company, of record in Instrument No. 20191219-0130940, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 843, Page 101, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement granted to the State of Tennessee for sewer line, of record in Book 1224, Page 570, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **912 Burchwood Avenue, Nashville, TN 37216**

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 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 hand(s) this 4th day of **June, 2020.**

Dustin John Pitts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Dustin John Pitts,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of **June, 2020.**

Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.