This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

SEND TAX BILL TO:
NEW OWNER:
Ashley Bernice Gittens
3136 Barksdale Harbor Dr.
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 421886 DEEDWARR
06/22/2020 10:40:30 AM 2 pgs
Fees: $13.00 Taxes: $240.50
20200622-0066431

MORTGAGEE:
Franklin Synergy Bank
722 Columbia Ave.
Franklin, Tennessee 37064

MAP 072064A00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bruce E. Little Jr.**, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Ashley Bernice Gittens**, unmarried, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, on the Townhomes at 1129 Leland Avenue, a Horizontal Property Regime with private elements, as established by and shown as to the Declaration of Covenants, conditions and restrictions of record in Instrument No. 20160726-0076886, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bruce E. Little, Jr. by Quitclaim Deed dated May 25, 2017 from Courtney Dodson, of record in Instrument No. 20170526-0052864, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 3303 Bronte Ave., Nashville, Tennessee 37216.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to an easement set forth in an instrument of record in Instrument No. 20140114-0003777, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 332, page 44, and Instrument No. 20160726-0076886 Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Instrument No. 20160726-0076886 said Register's Office.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and,

GRANTOR does covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 16th day of June, 2020.

Bruce E. Little Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bruce E. Little Jr.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of June, 2020.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $65,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of June, 2020.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

CERTIFICATION
I, Rebecca Waynick, do hereby make oath that I am 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.

Rebecca Waynick

State of Tennessee; County of Davidson
On this 16 day of June, 2020, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021