Karen Johnson Davidson County
Batch# 430025 DEEDWARR
07/02/2020 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $677.10
20200702-0071746

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013891

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00.

Ashley Atkins
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2020.

NOTARY PUBLIC

My commission expires: 07-11-2021

SAM P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Pitts<br>518 Highland View Drive<br>Hermitage, TN 37076 | Same address as new owner | 075-07-0-279.00 |

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Three Thousand and 00/100 Dollars ($183,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROD SEESE AND JENNIFER D. GOOD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID PITTS, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3-A, Zone Lot Division of Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20, and 21, of the Rachel's Square, Section I, (nka Colony Downs) as shown by a map of record in Book 6250, page 539, Register's Office for said County, to which plan reference is hereby made for a more accurate and complete description.

Being the same property conveyed to Roderick Seese, an unmarried man, from James R. Vaughn and Annie F. Vaughn, husband and wife, by Warranty Deed dated April 11, 2019, and recorded April 12, 2019 in Instrument #20190412-0033349, said Register's Office. Roderick Seese is now married to Jennifer D. Good. The said Jennifer D. Good hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Being the same property conveyed to James R. Vaughn and Annie F. Vaughn, husband and wife, from The Bank of New York Mellon, fka The Bank of New York, as Successor Trustee for Structured Asset Mortgage Investments II, Inc., Mortgage Pass-Through Certificates Series 2003-AR4, by EMC Mortgage Corporation, as attorney-in-fact, by Special Warranty Deed dated November 10, 2008, and recorded December 15, 2008 in Instrument #20081215-0120058, said Register's Office.

The address of the herein described property is believed to be 518 Highland View Drive Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of June, 2020.

**ROD SEESE**

**JENNIFER D. GOOD**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Rod Seese and Jennifer D. Good, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of June, 2020.

Notary Public
My commission expires: 11/3/2020

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

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 Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
*Notary's Name*

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

*Notary Signature*

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).