WARRANTY DEED

Karen Johnson Davidson County
Batch# 443929 DEEDWARR
07/24/2020 02:51:07 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20200724-0081715

File #2020-393

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$357,000.00~~ $350,000.00

Affiant

Subscribed and sworn to before me on July 22, 2020.

Briana Gage

NOTARY PUBLIC
My Commission Expires:

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Emma Steadman Pitts and Miles Stewart Patterson 212 Donelson Hills Dr. Nashville, TN 37214	New Owners	095-01-0-023.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HARPETH RESTORATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **EMMA STEADMAN PITTS AND MILES STEWART PATTERSON**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 71, as shown on the map entitled Donelson Hills, of record in Plat Book 2331, pages 22 and 23, 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 to HARPETH RESTORATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SHANNON LEWIS, ADMINISTRATRIX OF THE ESTATE OF ANGENETO GIFT, of record in Instrument No. 20200121-0006733, dated January 15, 2020, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 20-212

This is Improved property known as 212 Donelson Hills Dr., Nashville, TN 37214.

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, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its representatives and assigns, 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 hand on July 22, 2020.

Grantor:

Harpeth Restoration, LLC, a Tennessee limited liability company

By: _____
Paul M. Pratt, III, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Paul M. Pratt, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Member of Harpeth Restoration, LLC, the within named bargainor, a Tennessee Limited Liability Company and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 22nd day of July, 2020.

_____
Notary Public

My Commission Expires
February 26, 2023

My Commission expires: _____

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY