PLEASE RETURN TO:
GRISSIM TITLE
2309 CREST MOOR
NASHVILLE TN 37215

BILL GARRETT, Davidson County
Trans:T20090034304 DEEDWARR
Recvd: 05/26/09 09:46 2 pgs
Fees:13.00 Taxes:621.60
20090526-0047867

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $168,000.00

Affiant

Subscribed and sworn to before me, this 20th day of May, 2009.

Notary Public

My commission expires:

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 Johnny Cash Parkway
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ruth S. Fitch and Charles Dylan Fitch	**Same**	**14801012700**
234 Wallace Rd.		
Nashville, TN 37211		

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

Anthony A. DeSoto and Michelle A. DeSoto, husband and wife

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

Ruth S. Fitch, married and Charles Dylan Fitch, unmarried

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 252, PLAN OF HILLBROOK, SECTION IV, as shown on plat of record in Plat Book 3842, Page 7, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Anthony A. DeSoto and Michelle A. Desoto, husband and wife by Warranty Deed from Lois Marie Dilday, recorded on the 21st day of June, 2007 in Instrument No. 20070621-0074112, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2009 and subsequent years, a lien not yet due and payable.

This is improved (__X__) unimproved (____) property known as 234 Wallace Rd., Nashville, TN 37211.

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 we do covenant with 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 in 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 20th day of May, 2009.

Anthony A. DeSoto

Michelle A. DeSoto

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Anthony A. DeSoto and Michelle A. DeSoto , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2009.

Notary Public

My Commission Expires:9-19-2011

