RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-30-09
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20090041858 DEEDWARR
Recvd: 06/23/09 12:20 2 pgs
Fees:13.00 Taxes:965.70
20090623-0058346

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandt McMillan **Elizabeth Guenther**	Pinnacle National Bank	**118-10-110**
(NAME) **836 Pleasant Valley Road**	(NAME) 211 Commerce Street #300	
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Nashville , TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Nicholas Fletcher and Jena Fletcher, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandt McMillan and wife, Elizabeth Guenther**, 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 17 on the Plan of Pleasant Valley of record in Plat Book 1424, page 63, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description.

Included in the above description but excluded from this conveyance, that portion of Lot No. 17 conveyed by Nancy Tomlin and Dorothy Mathews to Ira T. Adams and wife, Martha S. Adams by deed of record in Book 3959, page 441, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Nicholas Fletcher and Jena Briggs by deed dated May 20, 2004 from David Alan Koty and Sherry A. Koty of record in Instrument No. 20040624-0075133, said Register's Office.

Subject to current years taxes, restrictions, easements, and/or rights of way of record in said Register's Office.

Jena Briggs is now known as Jena Fletcher.

unimproved ☐

This is improved ☒ property, known as **836 Pleasant Valley Road, Nashville, TN 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hands this 19th day of June, 2009.

Nicholas Fletcher

Jena Fletcher

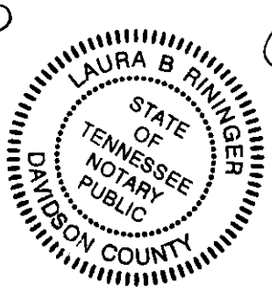
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicholas Fletcher and Jena Fletcher, the bargainors, 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 official seal at Nashville, Tennessee this 19TH DAY OF JUNE, 2009.

Commission expires: 3-4-13



Notary Public