BILL GARRETT, Davidson County
Trans: T20100002519 DEEDWARR
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Fees: 13.00 Taxes: 1922.15

20100113-0003297

File No. 291200321

# WARRANTY DEED

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 10/23/13

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jill Fichtel | NEW OWNER | 160-03-0-134.00 |
| (NAME) | (NAME) | |
| 556 Brentview Hills Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Jenny Ravenscroft, unmarried,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jill Fichtel, married,** hereinafter called the grantee(s), HER 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 No. 11 of Section 5, Brentview Hills, of record in Plat Book 3842, Page 260, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.**

**Being the same property conveyed to JENNY RAVENSCROFT by deed from BOB DAVEE of record in Instrument No. 20080819-0085074 on 08/15/2008 and filed for record on 08/19/2008, Register's Office for DAVIDSON County, Tennessee.**

All matters as set forth per Plat Book 3842, Page 260, said Register's Office.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 556 Brentview Hills Dr., Nashville, TN 37220
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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.

(1/7/2010) Jenny Ravenscroft - 20100106134542863.pdf

Witness my/our hands this 7 day of January, 2010.

Jenny Ravenscroft

STATE OF Texas

COUNTY OF Bell

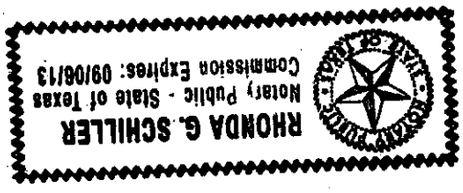
Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jenny Ravenscroft, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 7th day of January, 2010.

Commission expires:

Rhonda G. Schiller

Notary Public




File Number: 291200321

**RETURN TO:**

(1/7/2010) Jenny Ravenscroft - 20100106134542863.pdf