WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2010.

Notary Public

MY COMMISSION EXPIRES: ~~April 23, 2013.~~ 9/25/10
(AFFIX SEAL)

28th

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maggie Kinsler	SWBC Mortgage Corporation	
(NAME)	(NAME)	
3032 Casa Dr.	213 Overlook Circle	10803009700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20100361

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Andrew Scott Fletcher**, a married person, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Maggie Kinsler, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3032 Casa Dr., Nashville, TN 37214

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th 28th day of April, 2010.

BILL GARRETT, Davidson County
Trans: T20100027948 DEEDWARR
Recvd: 05/10/10 14:35 2 pgs
Fees: 13.00 Taxes: 258.63
20100510-0035745

Andrew Scott 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 Andrew Scott Fletcher, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Andrew Scott Fletcher executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of April, 2010.

Commission expires: April 23, 2013

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Melissa D. Rogers Notary Public

EXHIBIT A

Land in the 1st Civil District of Davidson County, Tennessee, BEING Lot No. 104B of the Zone Lot Division of Lots Nos. 42-48 and 102-107 of Section 5, Patio Villa of record in Plat Book 5200, page 686, and amended in Plat Book 5200, page 633, and also in Book 5800, page 335, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Andrew Scott Fletcher by Warranty Deed from Mark Williams, unmarried, dated January 14, 2004 and filed of record in Instrument 20040122-0008449, Register's Office for Davidson County, Tennessee.

Subject property is not the marital residence of the grantor herein.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 6199, page 70, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

Please Return To:
Limsetone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027