BILL GARRETT, Davidson County
Trans:T20140039167 DEEDWARR
Recvd: 06/04/14 10:45 3 pgs
Fees:18.00 Taxes:1356.42
20140604-0048302

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gerald E. Buller and wife, Elise M. Buller,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Matthew D. Fitch and Diana C. Fitch, husband and wife,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Traceside, Section Seven, as shown on plat of record in Plan Book 9700, page 423, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gerald E. Buller and wife, Elise M. Buller by Warranty Deed dated 02/27/2006 from Larry D. Carman and wife, Donna R. Carman of record in Instrument 200603010023488, Register's Office for Davidson County, Tennessee.

Map & Parcel:155160A17500CO

This property is known as: **309 Hollybrook Crescent, Nashville, TN 37221-7908**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS does for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 31 day of June, 2014

6/3/14
Gerald E. Buller - Grantor

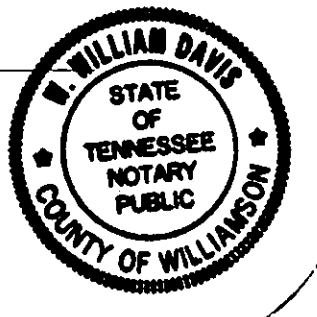
6-3-14
Elise M. Buller -Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald E. Buller and Elise M. Buller, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31 day of June, 2014.

NOTARY PUBLIC



My Commission Expires: 12/27/16

Grantee(s) Name, Address:	Send Tax Statement To:
Matthew D. Fitch and Diana C. Fitch	New Owner
309 Holly Crescent	
Nashville, TN 37221-7908	

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$366,600.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 30 day of June, 2014.

Affiant

(Seal)

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My commission expires: 12/27/16