WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150008875 DEEDWARR
Recvd: 02/04/15 12:24 2 pgs
Fees:13.00 Taxes:518.00
20150204-0010546

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2015

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Fletcher	Same as New Owner	Map 17-15
(NAME)	(NAME)	
P.O. Box 806		Parcel 488.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Insight Properties,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Fletcher and LaShane Fletcher,** 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 No. 3 on the Plan of the Resubdivision of H. W. Chenoweth's Wildwood Addition, of record in Plat Book 4350, page 187, a revision of Book 161, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

LESS AND EXCEPT that portion of subject property conveyed to the Metropolitan Government of Nashville and Davidson County, by deed of record as Instrument No. 20050512-0053646, said Register's Office.

Being the same property conveyed to Insight Properties, a Tennessee Partnership by Substitute Trustee's Deed from Marc T. McNamee, Substitute Trustee, filed for record on June 5, 2006 as Instrument No. 20060605-0065915, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4350, page 187, a revision of Book 161, page 153, said Register's Office.

unimproved ☐

This is improved ☐ property, known as 1315 Dickerson Road, Nashville, TN 37206
(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 my/our hands this 30th day of January, 2015

Insight Properties

By: _____
Everett H. Lowe, Partner

By: _____
Denny Stamps, Partner

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Everett H. Lowe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **a Partner of Insight Properties** (the "Company") the within named bargainor, a Tennessee Partnership, and that as such Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership by himself as Partner.

WITNESS my hand and seal this 30th day of January, 2015.

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

_____
Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 120314418

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Denny Stamps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Insight Properties (the "Company") the within named bargainor, a Tennessee Partnership, and that as such Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name, of the Partnership by himself as Partner.

WITNESS my had and seal this 3rd day of February, 2015

_____
Notary Public

My Commission Expires: _____

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017