Davidson County	DEEDWARR
Recvd: 08/21/15 08:10	3 pgs
Fees:18.00 Taxes:665.63	
20150821-0084283	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2015

Notary Public

MY COMMISSION EXPIRES: 4/17/19
(AFFIX SEAL)

TAMMY DUNN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Heather Renea Tuttle	Heather Renea Tuttle	95-10-65
(NAME)	(NAME)	
2109 Snook Drive	2109 Snook Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151738

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, **I, RITA S. MCBROOM, UNMARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **HEATHER RENEA TUTTLE, AN UNMARRIED WOMAN**, 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. 135 on the Plan of Elm Hill Acres, Section No. IV, of record in Book 2331, page 118, Register's Office for Davidson County, Tennessee.

Said Lot No. 135 fronts 95.00 feet on the southeasterly margin of Snook Drive and extends back 147.8 feet on the northeasterly line and 172.1 feet on the southwesterly line to a dead line in the rear, measuring 110.3 feet thereon.

Being the same property conveyed to David E. McBroom and wife, Rita S. McBroom by deed from Donald W. Kenton and wife, Nadita R. Kenton, dated May 25, 2000, of record in Instrument No. 200005300053507, Register's Office for Davidson County, Tennessee. The said David E. McBroom having since died on March 27, 2015, leaving Rita S. McBroom as surviving tenant by the entirety.

Unimproved ☐

This is improved ☒ property, known as 2109 Snook Drive, Nashville, TN 37210
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 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 19th day of August, 2015

Rita S. McBroom

Rita S. McBroom

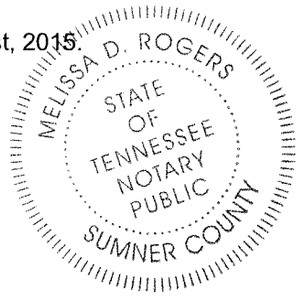
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rita S. McBroom, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2015.

Melissa D. Rogers

Notary Public
My Commission Expires: 4/19/17



CERTIFICATE OF AUTHENTICITY

I, Celia Stewart Rouse, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Celia Stewart Rouse
Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Celia Stewart Rouse, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18

(SEAL)

