Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1469

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF November, 2015

Notary Public
Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

BILL GARRETT, Davidson County
Trans:T20150096348 DEEDWARR
Recvd: 11/12/15 13:08 2 pgs
Fees:13.00 Taxes:703.00
20151112-0115034

Address of New Owner	Send Tax Bills To:	Map & Parcel
Harry Kagan 4105 Hutson Ave. Nashville, TN 37216	NEW OWNER	061-06-0-074.00

WARRANTY DEED

FOR AND IN 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/WE,

Kasey Littlefield, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harry Kagan

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. 202 on the Map of Maplewood Heights Second Subdivision of record in Book 547, Pages 103 and 104, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Kasey Littlefield, unmarried, by Warranty Deed from Lonnie R. Alexander and wife, Ann V.B. Alexander, dated 3/18/13 and recorded 3/27/13 in Instrument No. 20130327-0030171; and being the same property previously conveyed to Lonnie R. Alexander and wife, Ann V.B. Alexander, by Warranty Deed from David Griffith, Administrator of the Estate of Violet Phillips Jones, dated 5/24/02 and recorded 5/30/02 in Instrument No. 20020530-0065675, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4105 Hutson Ave., Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of Nov., 2015.

Kasey Littlefield by Troy Raley, attorney-in-fact
Kasey Littlefield
By: Troy Raley

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 2nd day of November, 2015, before me personally appeared Troy Raley to me known to be the person who executed the foregoing instrument on behalf of Kasey Littlefield, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Kasey Littlefield.

Witness my hand and official seal at Brentwood Tennessee, this 2nd day of November, 2015

Notary Public

Commission Expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066