THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115848** **Return To:** **Four Star Title, LLC** **2506 N. Mt. Juliet Road** **Mt. Juliet, TN 37122** #15-0545	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ WILSON) The actual consideration or value, whichever is greater, for this transfer is: $103,000.00. Affiant Subscribed and sworn to before me, this 31st day of December, 2015. Notary Public My Commission Expires: 3/19/18 Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

WARRANTY DEED

Address New Owner: Brandy L. Hitchcock 1016 RACHELS SQUARE DR Hermitage TN 37076-2218	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 075-11-0-273.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dawn P. Sheehan, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandy L. Hitchcock**, a single woman ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 99-B, SECTION 2, RACHEL'S SQUARE, ZONE LOT DIVISION, as shown on plat of record in Plat Book 6250, Page 542, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dawn P. Sheehan by Warranty Deed from Alfred M. Watson and Phyllis K. Watson, formerly husband and wife, recorded on the 27th day of March, 1998 in Deed Book 10857, Page 382, re-recorded in Deed Book 11076, Page 105 and Book 10857, Page 384 re-recorded in Book 11076, Page 107, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, RACHEL'S SQUARE, ZONE LOT DIVISION, as recorded in Plat Book 6250, Page(s) 542 and Plat Book 5200, Pages 623, 624 and 625.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6455, Page 135, Book 6619, Page 777 and Book 8030, Page 757.

This is improved property located at 1016 RACHELS SQUARE DR Hermitage TN 37076-2218

BILL GARRETT, Davidson County
Trans:T20160001415 DEEDWARR
Recvd: 01/07/16 09:47 2 pgs
Fees:13.00 Taxes:381.10
20160107-0001523

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of December, 2015.

Dawn P. Sheehan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dawn P. Sheehan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018