

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $315,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of March, 2016.

NOTARY PUBLIC

My commission expires: 9-11-17

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160026583 DEEDWARR
Recvd: 04/01/16 13:51 2 pgs
Fees:13.00 Taxes:1165.50
20160401-0031164

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ryan Carter and Stephanie Jecker	New Owner	06115002400
(NAME)	(NAME)	
3903 Baxter Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Heather R. Tuttle, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ryan Carter and Stephanie Jecker, joint tenants with rights of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 89 feet of Lot No. 46 on the Map of the Subdivision of the Maplewood Home Tract of record in Book 421, page 174, in the Register's Office for Davidson County, Tennessee, said northerly part of Lot No. 46 fronts 89 feet on the westerly side of Baxter Street and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Heather R. Tuttle and Misty D. Molock by deed from Gary G. Suggs, an unmarried man, of record in Instrument No. 20100302-0015658, Register's Office of Davidson County, Tennessee. Being the same property further conveyed to Heather Tuttle by deed from Misty Molock of record in Instrument No. 20120724-0064923, Register's Office of Davidson County, Tennessee.

This description is the same as in the prior deed.

This property is __unimproved _X_improved property known as: 3903 Baxter Avenue, Nashville, TN 37216.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same

is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of March, 2016.

Heather R. Tuttle

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Heather R. Tuttle, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2016.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122