This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $284,000.00.

Affiant

Subscribed and sworn before me this the 9th day of May, 2016.

Notary Public
My commission expires: 5.19.19

LISA CROYLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-19-2019

BILL GARRETT, Davidson County
Trans: T20160039624 DEEDWARR
Recvd: 05/12/16 10:18 2 pgs
Fees: 13.00 Taxes: 1050.80
20160512-0047310

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Laura E. Tutor 6780 Autumn Oaks Drive Brentwood, TN 37207	New Owner	181-10-0A-079.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BEN ANDERSON FLATT, JR AND PAIGE MORRIS FLATT, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LAURA E. TUTOR AND JEREMY W. TUTOR, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 240 on the Plan of First Revision Final Plat Phase Two Autumn Oaks Subdivision of record in Plat Book 11700, Page (s) 64 and 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ben Anderson Flatt, Jr and Paige Morris and Ben Anderson Flatt, Sr. by Warranty deed from Kunu Kaushal and Jill Kaushal of record in Instrument No. 20130515-0048841 Register's Office for Davidson County, Tennessee, dated May 07, 2013 and recorded on May 15, 2013.

Being the same property conveyed to Ben Anderson Flatt, Jr and Paige Morris Flatt, husband and wife, by QuitClaim Deed from and Ben Anderson Flatt, Sr. of record in Instrument No. 20160512-0047309 Register's Office for Davidson County, Tennessee, dated _____ and recorded on May 12, 2016.

The said Paige Morris has since married and is known as Paige Morris Flatt.

Being also known as 6780 Autumn Oaks Drive Brentwood, TN 37207.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED PROPERTY KNOWN AS 6780 Autumn Oaks Drive, Brentwood, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs

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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 hand this the 9th day of May, 2016.

Ben Anderson Flatt, Jr

Paige Morris Flatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ben Anderson Flatt, Jr and Paige Morris Flatt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of May, 2016.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY