WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hannah Fish Bradley Trotter	New Owner	114-07-0/032.00
(NAME)	(NAME)	
7536 Oakhaven Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patti L. Becker an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hannah Fish and Bradley Trotter,** wife and husband, 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. 32 on teh Plan of Oakhaven Subdivision, Section 5 of record in Instrument No. 20020618-0073568, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patti L. Becker, an unmarried woman by deed from John Rahmini and wife, Fatimah Rahmini dated March 17, 2006 and filed for record March 24, 20106 as Instrument No. 20060324-0033987 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Instrument No. 20020618-0073568 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Subject to any and all existing easements.
Taxes for the current year have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 7536 Oakhaven Trace, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20160047726 DEEDWARR
Recvd: 06/07/16 08:04 2 pgs
Fees: 13.00 Taxes: 1480.00
20160607-0057064

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 do 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 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/our hands this 1st day of June, 2016.

Patti L. Becker

State of Tennessee
County of Davidson

Personally appeared before me Patti L. Becker, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of June, 2016.

Notary Public Judy Jacobs
My Commission Expires: 1-20-20

File No.: 201605012

