THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057774**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$240,000.00~~. Affiant Subscribed and sworn to before me, this 3rd day of June, 2016. Notary Public My Commission Expires: 5/27/2019

Amelia Swanson Williamson County State of Tennessee Notary Public

WARRANTY DEED

Address New Owner: Barrett L. Wilson 3745 FAULKNER DR Nashville TN 37211-4911	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14708013500

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, **Angela R. Dittrich, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barrett L. Wilson and Whitney L. Wilson, husband and wife**, ("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 No. 92 on the plan of Hillbrook, Section III, of record in Book 3300, Page 84, Register's Office for said County.

Said Lot No. 92 fronts 70.0 feet on the Westerly margin of Faulkner Drive and extends back 190.1 feet on the Southerly line and 175.5 feet on the Northerly line to a broken line in the rear, measuring 115.1 feet thereon.

Being the same property conveyed to Angela R. Dittrich, unmarried by Warranty Deed from Patricia Lynn Walton, unmarried, recorded on the 4th day of June, 2012 in Instrument No. 20120604-0048556 as corrected by Scrivener's Affidavit in Instrument No. 20120724-0065020, 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 HILLBROOK, SECTION III, as recorded in Plat Book 3300, Page(s) 84.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3460, Page 295.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MLC-784

BILL GARRETT, Davidson County
Trans: T20160047876 DEEDWARR
Recvd: 06/07/16 10:10 2 pgs
Fees: 13.00 Taxes: 888.00
20160607-0057229

This is improved property located at 3745 FAULKNER DR Nashville TN 37211-4911

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 3rd day of June, 2016.

Angela R. Dittrich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Angela R. Dittrich, 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 3rd day of June, 2016.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018