Davidson County	DEEDWARR
Recvd: 06/28/16 11:11	4 pgs
Fees:23.00 Taxes:5124.50	
20160628-0065783	

33017

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33017-05-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,385,000.00. Affiant Subscribed and sworn to before me this 24th day of June, 2016. Notary Public My Commission Expires:

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

33017

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Hayes Hitchens, Michael Hitchens 313 Walnut Drive Nashville, TN 37205	NEW OWNER	Map and Parcel No.: 116 11 0 070 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, **Christopher S. Doolittle and wife, Elizabeth K. Doolittle**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hayes Bowman Hitchens and Michael Maxwell Hitchens, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 313 Walnut Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 24th day of June, 2016.

Christopher S. Doolittle, by Gerald G. Patterson, his Attorney-in-fact

Elizabeth K. Doolittle, by Gerald G. Patterson, her Attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Christopher S. Doolittle and Elizabeth K. Doolittle, and he is authorized by Christopher S. Doolittle and Elizabeth K. Doolittle to execute this instrument on their behalf.

Witness my hand, at office, this 24th day of June, 2016.

ASHLEY HART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 and the South 50 feet of Lot No. 9 on the Plan of Walnut Grove Subdivision, of record in Book 974 Page 2, Registers Office for said County.

Said Lot 8 and part of said Lot 9 adjoin and front together 150 feet on the Westerly side of Walnut Drive, and extends back between parallel lines, 270 feet to the Easterly margin of Glenside Avenue.

Being the same property conveyed to Christopher S. Doolittle and wife, Elizabeth K. Doolittle by Warranty Deed from Laura D. Doolittle, an unmarried woman, dated June 30, 2008 of record in Instrument No. 20080703-0068878, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 116 11 0 070 00.
2. Belle Meade City taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No.: 116 11 0 070 00.
3. All matters appearing on the Plan of record as Book 974, page 2, Register's Office for Davidson County, Tennessee.
4. Easement for Water Line of record in Book 5831, page 614, Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewer of record in Book 5832, page 941, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

