THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 509
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP- PARCEL ID:**
Martha C. Fletcher, Trustee 9006 HWY 70 Nashville, TN 37221	Same	126-7

BILL GARRETT, Davidson County
Trans:T20160087590 DEEDWARR
Recvd: 10/05/16 10:38 2 pgs
Fees:12.00 Taxes:0.00
20161005-0105083

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Martha C. Fletcher,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto **Martha C. Fletcher, Trustee** of the **Martha Carter Fletcher Revocable Living Trust,** hereinafter referred to as Grantee, its successors and assigns, her interest in and to a certain tract or parcel of land situated and being in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, beginning at a point in the northwesterly margin of U.S. Highway 70, said point being 2,581.7 feet, more or less, northwesterly from the northwest intersection of said Highway and Old Charlotte Road; thence north 3 degrees 30' east 847.3 feet to a point; thence north 88 degrees 50' west 200 feet to a point; thence south 4 degrees 15' west 825.6 feet to a point in the northeasterly margin of said Highway, which said point is the common front corner of Tracts Nos. 9 and 10; thence eastwardly and following the said margin of said Highway 70, 33 feet to a point in said margin which is the point of an offset in said margin of said Highway; thence southwardly with said offset in said Highway 70, 5 feet to a point; thence continuing eastwardly with said margin of said Highway 167 feet to the point of beginning, containing 4 acres, more or less, as of record in Book 6376, Page 528, Map 126, Parcel 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Martha C. Fletcher by Quitclaim Deed from Donald J. Fletcher, of record in Instrument No: 20040713 - 0083560, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to any and all existing restrictions, easements, encumbrances and covenants of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantor further covenants and binds herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 24 day of March, 2016.

Martha C. Fletcher

MARTHA C. FLETCHER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Martha C. Fletcher,** the within-named 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 at Nashville, Tennessee, this 24 day of March, 2016.

Barry Simpson

NOTARY PUBLIC

My commission expires: March 19, 2019

BARRY SIMPSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.