WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/30/16
(AFFIX SEAL)

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-33894

BILL GARRETT, Davidson County
Trans: T20160087709 DEEDWARR
Recvd: 10/05/16 12:25 2 pgs
Fees: 13.00 Taxes: 1361.60
20161005-0105235

THIS INSTRUMENT WAS PREPARED BY
deman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon H. Norris	New Owner	
(NAME)	(NAME)	51-2-35
1004 S. Graycroft		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHRYSTY B. FORTNER, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON H. NORRIS, UNMARRIED,** 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, beginning at an existing pin on the westerly right-of-way line of South Graycroft Avenue (as widened) at the common corner of herein-described tract and the southeast corner of Parcel 34 on Tax Map 51-2 owned by Memorial Companies, Inc., by deed recorded in Book 8202, Page 912, Register's Office for Davidson County, Tennessee; said pin being S 2 E 44' 17" W, 210.92 feet from the southerly right-of-way line of Chadwell Drive as measured along the westerly right-of-way line of South Graycroft Avenue; thence, with the westerly right-of-way of South Graycroft Avenue (as widened) S 2 E 44' 17" W, 204.00 feet to an iron pin set at the northeast corner of Parcel 35.1 owned by Albert Eugene Steakley by Deed Book 5022, Page 484, Register's Office for Davidson County, Tennessee; thence with the north line of Parcel 35.1 N 87 E 06' 40" W, 299.30 feet to an iron pin set; thence, with offset in north line of parcel 35.1 N 2 E 44' 17" E, 3.98 feet to an iron pin set; thence, continuing with the north line of Parcel 35.1 N 87 E 06' 40" W, 130.37 feet to an iron pin set in the east line of Parcel 8 on Tax Map 51 owned by Nashville Memorial Hospital, Inc., recorded in Deed Book 7176, Page 523, Register's Office for Davidson County, Tennessee; thence, with the east line of Parcel 8 on Tax Map 51 N 2 E 35' 13" E, 158.49 feet to an iron pin set, the southwest corner of Parcel 33 on Tax Map 51-2 owned by Alfred E. Wehby by Deed Book 3849, Page 404, Register's Office for Davidson County, Tennessee; thence with the south line of Parcel 33 S 87 E 06' 40" E, 130.00 feet to an iron pin set; thence with the east line (in part) of Parcel 33 N 2 E 54' 24" E, 48.52 feet to an existing iron pin, the southwest corner of Parcel 34 on Tax Map 51-2, thence with the south line of Parcel 34 S 85 E 46' 33" E, 300.34 feet to the point of beginning and continuing 82.832 square feet or 1.902 acres.

Being the same property conveyed to Tracey L. Fortner and wife, Chrysty B. Fortner by Warranty Deed from Mark A. Word and wife, Kristi Word, dated December 26, 2002, of record in Instrument No. 20030403-0043955, said Register's Office.

Being the same property conveyed to Chrysty B. Fortner, married by Quitclaim Deed from Tracey L. Fortner, married, dated January 29, 2016, of record in Instrument No. 20160204-0010852, said Register's Office

Being the same property conveyed to Chrysty B. Fortner, unmarried by Quitclaim Deed from Chrysty B. Fortner, dated August 25, 2016, of record in Instrument No. 20160825-0089160, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes.

This is improved x property, known as 1004 S. Graycroft Ave., Madison, TN 37115
unimproved _
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 29th day of SEPT, 2016

CHRYSTY B. FORTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chrysty B. Fortner, the 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 29th day of September, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019