Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $409,000.00

Affiant

GREG FAIRBETTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires Nov. 6, 2017

Subscribed and sworn to before me, this 3 day of October 2016.

Notary Public

My commission expires:

Davidson County DEEDWARR
Recvd: 10/06/16 15:04 3 pgs
Fees:18.00 Taxes:1513.30
20161006-0105985

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Bret Davis Fitchpatric	New Owner	186040A12000CO
8209 Middlewick Lane		
Nolensville TN 37135		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Andrew D. McAllester and wife Dana Leigh McAllester hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Bret Davis Fitchpatric, unmarried and Nicole Elizabeth Lytle, unmarried, Tenants in Common, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 441 on the Final Plat of Burkitt Place, Phase 2B, as of record in Instrument No. 20070222-0021966, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew D. McAllester and Dana Leigh McAllester, husband and wife by deed dated September 28, 2012 from Celebration Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20121008-0092052, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Burkitt Place, Phase 2B, of record in Instrument No. 20070222-0021966, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20060306-0025388 and further amended in Instrument No.

20070202-0014304 and No. 20150714-0068441 and in any allied instruments(s) referred to in said restrictions. 4) Easement and contribution agreement of record in Instrument No. 20050816-0096915 5) Easement of record in Instrument No. 20060317-0030915 6) Right of way Easement of record in Instrument No. 20061109-0139669

This property is improved property known as 8209 Middlewick Lane, Nolensville, Tennessee 37135

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 30th day of ~~October~~ September, 2016.

Andrew D. McAllester by Molly Tarpy
Andrew D. McAllester, by Molly Tarpy
His Attorney-in-fact

His Attorney-in-Fact

Dana Leigh McAllester by Molly Tarpy
~~Dana~~ Dana Leigh McAllester, by Molly Tarpy
Her Attorney-in-fact

Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of ~~October,~~ September, 2016 before me personally appeared Molly Tarpy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew D. McAllester and Dana Leigh McAllester acknowledged that such person executed the same as the free act and deed of Andrew D. McAllester and Dana Leigh McAllester

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09649

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017