BILL GARRETT, Davidson County
Trans: T20160093567 DEEDWARR
Recvd: 10/24/16 11:11 2 pgs
Fees: 13.00 Taxes: 851.00
20161024-0112048

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M165405

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 21 day of October, 2016.

Notary Public
My Commission Expires: 9-11-17

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kaylee Agin 2306 Somerset Valley Drive Antioch, TN 37013	New Owner	173-06-0B-046.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Caitlin Fidler, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kaylee Agin, a single woman,** 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, being all of Lot No. 46, on the Final Plat, Phase One, Cambridge Park At Barnes Road Subdivision, of record in Instrument 201209120082696, said Register's Office, reference to which is hereby made for a more complete description of said lot.

Being the same property conveyed to Caitin Fidler, an unmarried woman by Warranty Deed from Atkins & Associates Homebuilders, recorded on the 7th day of February, 2014 in Instrument No. 20140207-0010894, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 2306 Somerset Valley Drive, Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 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. Whenever used, the singular number 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 18 day of October, 2016.

Caitlin Fidler

STATE OF North Carolina
COUNTY OF Alamance

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Caitlin Fidler**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of October, 2016.

Kathy W Holt
Notary Public
My Commission expires:
11-3-2020

KATHY W. HOLT NOTARY PUBLIC ALAMANCE COUNTY, NC