WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160100764 DEEDWARR
Recvd: 11/15/16 12:35 2 pgs
Fees: 13.00 Taxes: 1387.50

20161115-0120341

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Anne Fitch	new owner	Part of Map 072-14-0 351.01
(NAME)	(NAME)	
1-C Belle Forrest Avenue		NEW Map/Parcel 072-14-4-G 002.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harrington Homes, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jessica Anne Fitch and Charles Patrick Fitch, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. C on the Plan of 1 Belle Forest, a Horizontal Property Regime (with Private Elements), filed as Exhibit "B" to and established by Master Deed and Bylaws of record in Instrument Number 20150812-0080694, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Harrington Homes, LLC, a Tennessee limited liability company by Deed dated 7/13/2015 from Michael Weimann and Sisavanh Phichit, joint tenants with rights of survivorship of record in Instrument Number 20150714-0068182, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Instrument Number 20150812-0080694 and Book 4084, page 613, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1-C Belle Forrest Avenue, Nashville, TN 37206
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 10th day of November, 2016.

HARRINGTON HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Richard D. Harrington
Chief Manager

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Richard D. Harrington**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **Chief Manager of Harrington Homes, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Richard D. Harrington, as such Chief Manager.

Witness my hand and official seal this 10th day of November, 2016.

Notary Public
My Commission Expires: 9/18/17

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167