BILL GARRETT, Davidson County
Trans:T20160114490 DEEDWARR
Recvd: 12/29/16 10:01 2 pgs
Fees:13.00 Taxes:366.30
20161229-0136732

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jill A. Falzetti
904 Ridge West
Hermitage, TN 37076-1027

SEND TAX BILL TO:
PO Box 3066
Brentwood, TN 37024

MAP/PARCEL 074-04-0-090.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Brenda Norman Tisdale and Joey Tisdale heirs at law of the Estate of James Steve Tisdale,** has this day bargained and sold, and does hereby transfer and convey unto **Jill A. Falzetti a single woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section Twelve, Hermitage Hills, of record in Plat Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Steve Tisdale by Special Warranty Deed from Federal National Mortgage Association, of record in Instrument No. 20100809-0062814, Register's Office for Davidson County, Tennessee, dated July 27, 2010 and recorded on August 9, 2010.

This is improved property known as: **904 Ridge West, Hermitage, Tennessee 37076-1027.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 4675, page 125, and restrictions in Book 4820, page 611, as amended in Book 4960, Page 506 and Book 4969, Page 667, and encumbrances as may be shown of record in the office of the Register of Deeds where the

real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 22nd day of December, 2016.

Estate of James Steve Tisdale

BY: _____
Joey Tisdale

BY: _____
Brenda Norman Tisdale

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Joey Tisdale and Brenda Norman Tisdale,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of December, 2016.

_____
NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $99,000.00.

_____
AFFIANT

Subscribed and sworn to before me this the 22nd day of December, 2016.

_____
NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

File No: 1691029