THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20170005326 DEEDWARR
Recvd: 01/19/17 11:12 2 pgs
Fees:13.00 Taxes:2364.30
20170119-0006004

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tracy Setchfield 709 Vosswood Drive Nashville, Tennessee 37205	New Owner	11512001600

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **BRENT DAVID HESSEL AND SPOUSE, BARBARA VALDES HESSEL**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **TRACY SETCHFIELD**, an unmarried woman hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 248 on the Plan of West Meade Farms, Inc., Section "H", as of record in Plat Book 2133, page 17, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Brent David Hessel and spouse, Barbara Valdes Hessel, by Warranty Deed from Adam Windham James and wife, Patricia Ann James, filed on 08/17/2010, at Instrument No. 20100817-0065001, Davidson County Register of Deeds.

This is improved property known as **709 Vosswood Drive, Nashville, Tennessee 37205 .**

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 12th day of **January, 2017**:

Brent David Hessel

Barbara V. Hessel
Barbara Valdes Hessel

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 **BRENT DAVID HESSEL**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of January, 2017:

Notary Public

JEREMY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03/07/2017

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BARBARA VALDES HESSEL**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13 day of January, 2017.

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $639,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13 DAY OF JANUARY, 2017:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18