Davidson County DEEDWARR
Recvd: 01/19/17 14:55 3 pgs
Fees:18.00 Taxes:1174.75
20170119-0006168

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 161210144**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $317,500.00. Affiant Subscribed and sworn to before me, this 17th day of January, 2017. Notary Public My Commission Expires:

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Spencer Hunt and Michelin Tischer 604 ROCHELLE DR Nashville TN 37220-1934	Franklin American Mortgage Company 6100 Tower Circle Suite 400 Franklin TN 37067	Tax Parcel ID No. 14615010400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua Gilmore and Abigail Flittner, as Trustees of the Flittner-Gilmore Revocable Living Trust dated November 12, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michelin Tischer, a single woman and Spencer Hunt, a single man, as joint tenants with rights of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 27, Haileywood Estates, Section II, as shown on plat of record in Plat Book 2331, Page 81, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Joshua Gilmore and Abigail Flittner, husband and wife to Joshua Gilmore and Abigail Flittner, Trustees of the Flittner-Gilmore Revocable Living Trust, dated November 12, 2015 as tenants by the entireties, as recorded on the 20th day of November, 2015 in Instrument No. 20151120-0117666; Warranty Deed from Joshua Gilmore and Abigail Flittner, being one and the same as Abigail L. Flittner to Joshua Gilmore and Abigail Flittner, husband and wife, as recorded on the 20th day of November, 2015 in Instrument No. 20151120-0117665 and Warranty Deed from The Estate of Dorothy Cortner Harvey to Joshua Gilmore and Abigail L. Flittner, joint tenants with right of survivorship, as recorded on the 23rd day of October, 2013 in Instrument No. 20131023-0110411, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAILEYWOOD ESTATES, SECTION II, as recorded in Plat Book 2331, Page(s) 81.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2481, Page 390.

This is improved property located at 604 ROCHELLE DR Nashville TN 37220-1934

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17th day of January, 2017.

The Flittner-Gilmore Revocable Living Trust dated November 12, 2015

By: _____, trustee
Joshua Gilmore, Trustee

By: _____ trustee
Abigail Flittner, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Gilmore and Abigail Flittner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are a trustees of the Flittner-Gilmore Revocable Living Trust, dated November 12, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 17th day of January 2017.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY