This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $345,000.00.

Affiant

Subscribed and sworn before me this the 18th day of January, 2017.

Notary Public
My commission expires: 11-3-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kimberly I. Metcalf 3706 Hilltop Lane Nashville, TN 37216	NAVY FEDERAL CREDIT UNION 820 FOLLIN LN VIENNA, VA 22180	072-02-0-073.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANTHONY HIRSCH AND LANA HIRSCH, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KIMBERLY I. METCALF, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of E.B. Craig's Subdivision of The Crownover Property of record in Plat Book 894, Page (s) 640 and 641, 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 a portion of the same property conveyed to Charlotte Avant, unmarried by Warranty deed from Charlie Brown McGaw and Thelma Ruth McGaw of record in Instrument No. 20140530-0046484 Register's Office for Davidson County, Tennessee, dated May 27, 2014 and recorded on May 30, 2014.

Being a portion of the same property conveyed to Anthony Hirsh and Lana Hirsh by Warranty deed from Charlotte Avant, unmarried of record in Instrument No. 20150519-0046189 Register's Office for Davidson County, Tennessee, dated May 18, 2015 and recorded on May 19, 2015.

Being the same property conveyed to Anthony Hirsch and Lana Hirsch, husband and wife by Quitclaim deed from Anthony Hirsch and Lana Hirsch, husband and wife of record in Instrument No. 20150615-0056865 Register's Office for Davidson County, Tennessee, dated June 15, 2015 and recorded on June 15, 2015.

Being also known as 3706 Hilltop Lane Nashville, Tennessee 37216.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3706 Hilltop Lane, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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.

BILL GARRETT, Davidson County
Trans:T20170005495 DEEDWARR
Recvd: 01/19/17 15:00 2 pgs
Fees:13.00 Taxes:1276.50
20170119-0006179

Witness my hand this the 18th day of January, 2017.

Anthony Hirsch

Lana Hirsch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony Hirsch and Lana Hirsch, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of January, 2017.

My commission expires:

9-10-2018

Notary Public

