WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-35596

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

R-VG-16-920-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew G. Dedo and Kasey R. Lowry	New Owner	
(NAME)	(NAME)	**61-3-122.00**
920 Solley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 consideration, the receipt of which is hereby acknowledged, **JESSE R. FORTNER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW G. DEDO AND KASEY R. LOWRY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 and the east 18 feet of Lot No. 29 of Block "K" on the Map of Broadmoor, Section 2, of record in Plat Book 547, Page 174, Register's Office for said County.

Said Lot and part of Lot adjoin and front together 68 feet on the south side of Solley Drive, and run back between lines, 149.66 feet, more or less, on the West line of part of Lot 29, and 150.1 feet on the east line of Lot 30, along the west margin of Lindell Street, to a dead line in the rear, measuring 68 feet thereon.

Said property also contains part of the closed street known as Lindell Street, which was closed, vacated and abandoned, as described in Metropolitan Ordinance No. 87-1899.

Being the same property conveyed to Jesse R. Fortner, unmarried, by Warranty Deed from Robert J. Thomas, Jr., unmarried, recorded March 20, 2007 in Instrument No. 20070320-0033437, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Property Taxes for the year 2017 and subsequent.
- All matters shown on the Plan of record in Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee.
- Easements retained in Metropolitan Ordinance No. 87-1899.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **920 Solley Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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 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:T20170008038 DEEDWARR
Recvd: 01/27/17 11:40 2 pgs
Fees:13.00 Taxes:740.00
20170127-0009076

Witness my/our hand(s) this the 20th DAY OF JANUARY, 2017.

Jesse R. Fortner by Rose Anne Le as Attorney in Fact

Jesse R. Fortner by Rose Anne Le as Attorney in Fact

STATE OF North Carolina

COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSE ANNE LE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JESSE R. FORTNER, and who acknowledged he/she/they executed the same as the free act and deed of the said JESSE R. FORTNER.

Witness my hand and official seal, this the 20th of January, 2017.

Mary K. Shea

Notary Public
My Commission Expires: August 26, 2017
(SEAL)

MARY K. SHEA
Notary Public
Mecklenburg County
My Commission Expires
08/26/2017
NORTH CAROLINA

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212