BILL GARRETT, Davidson County
Trans:T20170011643 DEEDWARR
Recvd: 02/08/17 11:14 2 pgs
Fees:13.00 Taxes:499.50
20170208-0013250

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of February, 2017.

Notary Public
My commission expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

06-1701-76632

Address of New Owner:	Send Tax Bills to:	Tax Information:
Amanda Savchuk 727 Braidwood Drive Nashville TN 37214	New Owner	096-10-0-233.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donna Jean LeCroy f/k/a Donna Jean Dowell n/k/a Donna J. Brittain a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Amanda Savchuk, an unmarried woman**, hereinafter called the Grantees, their successors and assigns, a 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. 315, on the Plan of Cloverhill, Section No. VII, of record in Book 2133, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry Gail Dowell and wife, Donna Jean Dowell by deed from Jim Eddington and wife, Betty J. Eddington, dated October 31, 1991, recorded November 4, 1991, of record in Book 8478, Page 140, Register's Office for Davidson County, Tennessee. Larry Gail Dowell and wife, Donna Jean Dowell having since divorced. By Final Judgment of Divorce dated September 21, 2004, filed December 9, 2004, of record in Instrument No. 20041209-0146901, subject property was divested out of Larry Gail Dowell and vested in Donna Jean Dowell. The said Donna Jean Dowell was restored to her maiden name of Donna Jean LeCroy. The said Donna Jean LeCroy having since married and is now known as Donna J. Brittain.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Richard Brittain, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This property is improved property known as 727 Braidwood Drive, Nashville, TN 37214.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

WITNESS my hand this 6th day of February, 2017.

Donna J. Brittain

Richard Brittain

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Donna J. Brittain amd Richard Brittain,** 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 in Hermitage, Tennessee, this 6th day of February, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019