Returned to

DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: E17-5346

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

B Warren
Affiant

Subscribed and sworn to before me, this the 10th day of February, 2017.

BROOKE SHOAF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 05/06/2019

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans: T20170013087 DEEDWARR
Recvd: 02/13/17 13:24 2 pgs
Fees: 13.00 Taxes: 869.50
20170213-0014841

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Warren Adrienne Counts 1705 Porchrest Way Antioch, TN 37013	New Owner	164-07-0A-161.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Stacey M. Bertling, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew Warren, unmarried, and Adrienne Counts, unmarried, as tenants in common with rights of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being all of Lot No. 174, on the plan Section Two, Harvest Grove formerly "Tillman Property", as shown on plan of record in Instrument Number 20140529-0046065, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation to Stacey M. Bertling, an unmarried person, as recorded on the 5th day of August, 2015 in Instrument No. 20150805-0077993, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 1705 Porchrest Way, Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

KSMB

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of February, 2017.

X Stacey M Bertling
Stacey M. Bertling

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Stacey M. Bertling unmarried**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of February, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

X _____
Notary Public
My Commission expires:
_____