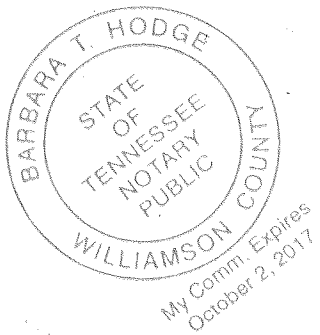
Davidson County DEEDWARR
Recvd: 03/20/17 14:14 3 pgs
Fees:18.00 Taxes:2146.00
20170320-0027019



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $580,000.00.

JoAnn B Sisemore
Affiant

Subscribed and sworn to before me, this 20th day of March, 2017.

B Hodge
Notary Public

My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lindsley Richey	Lindsley Richey	117-09-0-028.00
3709 Hilldale Drive	3709 Hilldale Drive	
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mary Ellen DiVittorio, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lindsley Richey, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Billington Lands, as of record in Book 547, Page 116, Register's Office for Davidson County, Tennessee, and being known as Lot No. 4 on the unrecorded Map of said lands, called Hymor Subdivision, and described according to a copy of a survey thereof made June 30, 1949, by George W. Watkins, Surveyor, as follows:

Beginning at a point on the Westerly margin of Hilldale Drive, the corner of Lot Nos. 3 and 4 on said unrecorded plan; thence with the line between said Lots Westerly 208.7 feet to a point; thence, Southerly 100 feet to the common corner of Lot Nos. 4 and 5; thence, with the line between said Lots Easterly 205.9 feet to the Westerly margin of Hilldale Drive; thence, with the margin of the same, Northerly 100 feet to the beginning.

Being the same property conveyed to Andrew J. Martin and wife, Mary Ellen DiVittorio, as tenants by the entirety by Quitclaim deed from Andrew J. Martin of record in Instrument No. 20130729-

0078767 Register's Office for Davidson County, Tennessee, dated July 29, 2013 and recorded on July 29, 2013. Andrew J. Martin having since passed away on December 27th, 2013 leaving Mary Ellen Divittorio as surviving spouse.

This is **improved** property known as **3709 Hilldale Drive, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of March, 2017.

Mary Ellen DiVittorio

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mary Ellen DiVittorio, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 20th day of March, 2017.

Notary Public
My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

SolomonParks File No. 170039

TRUE COPY CERTIFICATION

I, Barbara T. Hodge, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

B T Hodge
Signature

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, JoAnn B Sisemore, a notary public for this county and state, Barbara T. Hodge who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JoAnn B Sisemore
Notary

My Commission Expires 7-3-17

Notary's Seal

JOANN B. SISEMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN