Davidson County DEEDWARR
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Fees:23.00 Taxes:7955.00
20170321-0027589

#33464

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 33464-01-2017** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $2,150,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 20th day of March, 2017.<br><br>Notary Public<br><br>My Commission Expires: |

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Keith Naisbitt<br>3811 Harding Place<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>130 08 0 108 00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard D. Fletcher and wife, Kim J. Fletcher,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith Naisbitt and Maria Naisbitt, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3811 Harding Place, Nashville, TN 37215.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Richard D. Fletcher

Kim J. Fletcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard D. Fletcher and Kim J. Fletcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of March, 2017.

Notary Public

My Commission Expires:

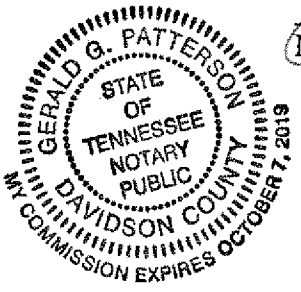


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Consolidation Plat of Lots 1, 2 and 4 Ramer Subdivision (revised), as of record in Instrument No. 20010403-0032318, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Richard D. Fletcher, married by deed dated November 15, 1999 from Raymond S. Hayles, III and wife, Kara M. Hayles of record in Book 11749, page 93 and Book 11749, page 96, Register's Office for Davidson County, Tennessee. Said property having been conveyed to Richard D. Fletcher and wife, Kim J. Fletcher by quitclaim deed dated July 1, 2005 of record as Instrument No. 20050718-0082807, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which has been prorated and assumed by Grantee. Map and Parcel No. 130 08 0 108 00, 130 12 0 003 00 and 130 12 0 041 00.
2. All matters appearing on the Plan of record as Instrument No. 20010403-0032318, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6180, page 945, Register's Office for Davidson County, Tennessee.

# True Copy Certification

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

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

