BILL GARRETT, Davidson County
Trans:T20170028802 DEEDWARR
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Fees:18.00 Taxes:1091.50
20170405-0033459

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
780904 6069-002838
Kay Long

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) **Valerie Hill**	(NAME) new owner	**061-15-0-217.00**
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Ryan Cretton, an unmarried man have this day bargained and sold, and do hereby transfer and convey unto the said **Valerie Hill, a single woman** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 295,000.00

Affiant Rebecca Shukis

Subscribed and sworn to before me this the 16th day of February, 2017

Notary Public ✓

My commission expires: ✓
6/19/18 (Affix Seal)

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

This is unimproved ( ), known as 1211 Norvel Avenue, Nashville, TN 37216
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hand this 16th day of February, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Ryan Cretton
Ryan Cretton

X _____

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, Ryan Cretton, a Notary Public in and for said County and State, Ryan Cretton, the within named bargainor single man (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2017.

✓ Nathan Burgess
Notary Public
My Commission Expires: ✓ 12/7/2020

(This area for official notarial seal)

NATHAN BURGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of M.N. Young's Inglewood Annex, a resubdivision of Lots 1-2-3 and 4 of Williams 31 Acre Tract of record in Plat Book 547, Page 197, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Cretton, an unmarried man by Warranty deed from S. Shea Hardin and wife, Catherine Simmons n/k/a Catherine Simmons Hardin of record in Instrument No. 20131021-0109334 Register's Office for Davidson County, Tennessee, dated October 15, 2013 and recorded on October 21, 2013.