RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT170300105

Davidson County DEEDWARR
Recvd: 04/25/17 10:49 3 pgs
Fees:18.00 Taxes:2368.00
20170425-0040404

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
24th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 3/6/18

PAUL F. SOPER
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patti Wortel and Weyert G. Wortel **3726 Princeton Ave.** **Nashville, TN 37205**	new owner	**104-05-0-157.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rebecca F. Fielder and Stanley Ray Hasty, as Tenants in Common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Weyert Gerrit Wortel and Patti C. Wortel, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 387 of the Plan of Richland Realty Company's Division "C", as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 387 fronts 60 feet on the northerly side of Princeton Avenue, and runs back between parallel lines 200 feet, more or less, to an alley.

BEING the same property conveyed to Rebecca A. Fielder and Stanley Ray Hasty, as tenants in common by Quitclaim Deed from Deborah A. Johnson, of record in Instrument Number 20170327-0029845.

BEING the same property conveyed to Rebecca F. Fielder and Stanley Ray Hasty, as tenants in common, by Executor Quitclaim Deed from John Marcus Fielder, Executor of the Estate of Eva Hasty, deceased, dated 8/1/16 and recorded 8/5/16 in Instrument No. 20160805-0081306, Register's Office for Davidson County, Tennessee. The said Eva Hasty having died on 06/16/15

BEING the same property previously conveyed to Eva R. Hasty by Quitclaim Deed from Carl S. Hasty, pursuant to a Marital Dissolution Agreement of record in Docket No. 95D-793, dated 4/22/96 and recorded 5/7/96 in Book 10043, Page 481; and being the same property previously conveyed to Carl S. Hasty and wife, Eva R. Hasty, by Quitclaim Deed from T. Carl King and wife, Nettie King, dated 8/19/78 and recorded 8/22/78 in Book 5328, Page 259; and being the same property previously conveyed to T. Carl King and wife, Nettie King, by Deed from George D. Wright and wife, Susie F. Wright, dated 10/30/39 and recorded 10/31/39 in Book 1117, Page 216, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3726 Princeton Ave., Nashville, TN 37205**
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. 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 our hands this 24th day of April, 2017.

Rebecca F. Fielder

Rebecca F. Fielder

Stanley Ray Hasty

Stanley Ray Hasty

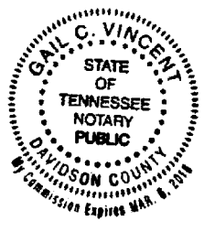
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca F. Fielder and Stanley Ray Hasty the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee. this 24th day of April, 2017.

Commission Expires:_____

Gail C. Vincent
Notary Public



True Copy Certification

I, Paul F. Soper, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper 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: 11/6/17
Notary' Seal (if on paper)

