Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0334-17

AFTER RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M170202

BILL GARRETT, Davidson County
Trans:T20170037235 DEEDWARR
Recvd: 05/03/17 10:08 2 pgs
Fees:13.00 Taxes:769.60
20170503-0043426

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of May, 2017

C. M. CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 3/8/21

Address of New Owner	Send Tax Bills To:	
Sarah Adair 2613 Ravine Drive Nashville, TN 37217	Equity Prime Mortgage 5 Concourse Parkway Queen Building Ste. 2250 Atlanta, GA 30328	Map/parcel: 149-04-0-181.00

WARRANTY DEED

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, I/WE

Diana Vetter, unmarried,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Adair, single woman,

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

BEING Lot No. 356 on the Plan of Edge-O-Lake Estates, Section IX, as of record in Book 3700, Page 131, Register's Office for Davidson County, Tennessee.

SAID Lot No. 356 fronts 80 feet on the southerly margin of Ravine Drive and extends back between parallel lines 147.5 feet to a dead line in the rear.

Being the same property conveyed to James D. Vitko and wife, Beverly B. Vitko by Warranty Deed from Individualized Homes, Inc., dated 9/26/68 and recorded 9/30/68 in Book 4273, Page 601, Register's Office for Davidson County, Tennessee. The said James D. Vitko died on 9/16/88, leaving property vested solely in Beverly B. Vitko. The said Beverly B. Vitko died testate on 6/26/15. Pursuant to her Last Will and Testament and Order to admit same to probate and record in the Register's Office for Davidson County, Tennessee as a Muniment of Title only filed 10/6/016 in Docket No. 16P1625 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division); and also recorded 10/28/16 as Exhibits to Affidavit of Inheritance

in Instrument Number 20161028-0113858 in the Register's Office for Davidson County, Tennessee, the subject property was devised to her daughter, Diana Vetter.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2613 Ravine Drive Nashville, TN, 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the ~~1st~~ 2nd day of May, 2017

Diana Vetter

Diana Vetter

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Diana Vetter, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this ~~1st~~ 2nd day of May, 2017

Notary Public

My Commission Expires: 9/18/17

Tammy McCauley
State of Tennessee
Notary Public
Rutherford Co, TN