WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M17G258

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 2017.

Notary Public
MY COMMISSION EXPIRES: 2/25/20
File No. G17-8125D

BILL GARRETT, Davidson County
Trans:T20170043193 DEEDWARR
Recvd: 05/22/17 10:28 2 pgs
Fees:13.00 Taxes:656.75
20170522-0050407

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard O. Trotter, A Single Man, and Allison A. Villa, A Single Woman (NAME) 3121 Crosswood Drive (STREET ADDRESS) Nashville, TN 37214 (CITY) (STATE) (ZIP)	Caliber Home Loans (NAME) P. O. Box 650856 (STREET ADDRESS) Dallas, TX 75265-0856 (CITY) (STATE) (ZIP)	096-10-0-270.00

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 HEREBYACKNOWLEDGED, WE, **Angela Antonutti and Jeffrey Chandler, Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard O. Trotter, A Single Man, and Allison A. Villa, A Single Woman, as Joint Tenants**, 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. 551 on the plan of CLOVERHILL, SECTION VIII, as shown by plat of record in Plat Book 2331, Page 11, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Angela Antonutti, a single woman and Jeffrey Chandler, a single man, as joint tenants with the right of survivorship from Jimmy Norton Peterson, Jr., unmarried, by Deed dated May 15, 2015, as Instrument No. 20150519-0045961, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2145, page 262, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, page 11, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3121 Crosswood Drive, Nashville, TN 37214.

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. 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 my/our hand(s) this 17th day of May, 2017.

Angela Antonutti — May 17, 2017 Date

Jeffrey Chandler — May 17, 2017 Date

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 Angela Antonutti and Jeffrey Chandler, Unmarried, 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, this 17th day of May, 2017.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

\

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066