WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170051395 DEEDWARR
Recvd: 06/16/17 08:31 2 pgs
Fees:13.00 Taxes:1035.90
20170616-0060380

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $279,972.00.

Affiant

Subscribed and sworn to before me this 13 day of June, 2017

Notary Public
My Commission expires: 12-12-20
(Affix Seal)

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert S. Fiandra	Guaranteed Rate	071-12-0-026.00
1801 Lischey Avenue	3940 N. Ravenswood	
Nashville, TN 37207	Chicago, IL 60613	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Doug Brooks and Craig Roberts**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert S. Fiandra and Dana Beth Fitzpatrick, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 8 on the plan of "Joywood", of record in Book 974, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 8 fronts 50 feet on the easterly side of Lischey Avenue or North Fourth Street, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Doug Brooks and Craig Roberts, from Stephen A. McClanahan Jr. and Shawn K. McClanahan, by deed on November 30, 2016, of record in Instrument Number 20161213-0130833, Register's Office for Davidson County, Tennessee.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 974, page 45, Register's Office Davidson County, Tennessee.

This is improved property known as: **1801 Lischey Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 13, 2017.

Doug Brooks

Craig Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Doug Brooks and Craig Roberts**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 13, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY