THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612161** BILL GARRETT, Davidson County Trans:T20170061670 DEEDWARR Recvd: 07/19/17 10:36 2 pgs Fees:13.00 Taxes:2062.75 20170719-0072699	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is grater, for this transfer is: $557,500.00. Stephanie Fletcher Affiant Subscribed and sworn to before me, this 17th day of July, 2017. Notary Public My Commission Expires WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Richard A. Faquin and Darlene F. Faquin 509 TORRINGTON CT Nashville TN 37205-3131	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11511004800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephanie S. Fletcher, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard A. Faquin and Darlene F. Faquin, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of West Meade Estates, Section One, of record in Book 2663, Page 110, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by Warranty Deed from Gloria F. Houghland, an unmarried woman to Stephanie S. Fletcher, married, as recorded on the 9th day of May, 2016 in Instrument No. 20160509-0045557; Quitclaim Deed from Vallie J. Farrell, unmarried to Gloria F. Houghland, unmarried, as recorded on the 17th day of February, 1994 in Deed Book 9252, Page 35; Warranty Deed from George R. Archer, Jr. and wife, Elizabeth Archer to Vallie J. Farrell, as recorded on the 4th day of November, 1991 in Deed Book 8478, Page 1, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, WEST MEADE ESTATES, as recorded in Plat Book 2663, Page(s) 110.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2864, Page 348 amended in Book 4503, Page 111.

This is improved property located at 509 TORRINGTON CT Nashville TN 37205-3131

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2017.

Stephanie S. Fletcher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie S. Fletcher, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2017.

Notary Public

