This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 17145TN

BILL GARRETT, Davidson County
Trans:T20170064427 DEEDWARR
Recvd: 07/27/17 10:13 2 pgs
Fees:13.00 Taxes:943.50
20170727-0076052

NEW OWNER:
Abigail Rockey
1903 Shelby Ave
Nashville, TN 37206

SEND TAX BILL TO:
new owner

MAP & PARCEL:
83-14-351.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Victor J. Fletcher and Tiffanie Fletcher, husband and wife**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Abigail Rockey, unmarried woman,** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for said County.

Said Lot No. 146 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Victor J. Fletcher and Tiffanie Fletcher, husband and wife by Warranty Deed from David Hoffman and Jackie B. Hoffman, husband and wife, dated 02/28/1997, recorded 03/11/1997 in Book 10376, Page 486, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Victor J. Fletcher and Tiffanie Fletcher** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Victor J. Fletcher and Tiffanie Fletcher** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her

heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1903 Shelby Ave, Nashville, TN 37206**.

Executed on this 24th day of July. 2017.

Victor J. Fletcher, I

Victor J. Fletcher

Tiffanie Fletcher

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public of said County and State, **Victor J. Fletcher and wife, Tiffanie Fletcher**, 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 this 24th day of July, 2017.

Notary Public

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

My Commission Expires: 6.30.18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 24th day of July, 2017.

Dana Delworth

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

My Commission Expires: 07/06/2020

PLEASE RETURN TO:
RUDY TITLE AND ESCROW, LLC
2012 21st AVENUE SOUTH
NASHVILLE, TN 37212
our file #: P-BR-17-1903