Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170069668 DEEDWARR
Recvd: 08/11/17 10:34 2 pgs
Fees:13.00 Taxes:971.25
20170811-0082399

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $262,500.00.

Affiant

Subscribed and sworn to before me, this 10th day of August, 2017.

Notary Public
My commission expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

02-1707-50253

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Kaitlin Nutt 7818 Heaton Way Nashville TN 37211	Kaitlin Nutt 7818 Heaton Way Nashville, TN 37211	173-09-0-A-183.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jill Fedie, a single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kaitlin Nutt, unmarried woman**, hereinafter called the Grantees, their successors 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. 129, on the Plan of Phase "B", Lenox Village, of record in Instrument No. 20031024-0157237, Register's Office for said Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jill Fedie, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation t/a Ryan Homes, dated November 1, 2004, recorded December 6, 2004, of record in Instrument No. 20041206-0145112, Register's Office for Davidson County, Tennessee.

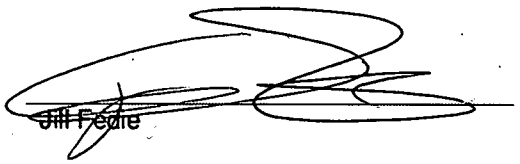
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7818 Heaton Way, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 10th day of August, 2017.



Jill Fedie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jill Fedie**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 10th day of August, 2017.

Julie Dyess
Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY