WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF AUGUST, 2017,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Stephanie Fletcher	NEW OWNER	155 16 0A 027.00
(NAME)	(NAME)	
5556 Traceside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Fifty-Five Thousand And No/100 Dollars ($355,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lynette Anne Fulton, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephanie Fletcher, an unmarried woman**, 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. 340 on the Plan of A Resubdivision of Traceside, Section One, as of record in Plat Book 7900, Page 946, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John J. Thatamanil and wife, Lyn Fulton-John by Warranty Deed from John Alan Zic and wife, Mary Zita Zic dated July 29, 2003 and recorded August 4, 2003 Instrument No. 20030804-0110319, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Lynette Anne Fulton by Quit Claim Deed from John John Thatamanil dated May 23, 2011 and recorded June 2, 2011 as Instrument No. 20110602-0041968, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-174908SSO

BILL GARRETT, Davidson County
Trans:T20170070927 DEEDWARR
Recvd: 08/16/17 09:20 2 pgs
Fees:13.00 Taxes:1313.50

20170816-0083903

unimproved ☐
This is improved ☒ property, known as 5556 Traceside Drive, Nashville, TN 37221

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, has 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. 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 the 7th day of August, 2017

Lynette Anne Fulton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

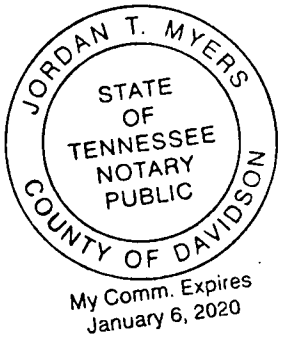
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lynette Anne Fulton, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of August, 2017.

Notary Public

My Commission Expires:

(SEAL)



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