Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 200-B
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170070957 DEEDWARR
Recvd: 08/16/17 09:50 2 pgs
Fees: 13.00 Taxes: 2682.50
20170816-0083934

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08/25/2017

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
George Monroe Stadler	New Owner	116080CO6900CO
(NAME)	(NAME)	
69 Revere Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Richard A. Fleming Sr., and wife and Sarah R. Fleming,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **George Monroe Stadler, unmarried,** 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. 69 on the 2nd Revised Plan of Sugartree, Phase Two, of record in Plat Book 4660, page 79 and 80, and as amended in Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard A. Fleming, Sr. and wife, Sarah R. Fleming by Quitclaim Deed from Sarah Crockett Ridley (n/k/a Sarah R. Fleming) dated May 25, 2011, filed for record on June 3, 2011 in Instrument No. 20110603-0042408, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Sarah Crockett Ridley by quitclaim deed from Sarah R. Piggins of record in Instrument No. 20061016-0128025, Register's Office for Davidson County, Tennessee, dated October 16, 2006. Further being the same property conveyed to Sarah R. Piggins by quitclaim deed from Donald R. Piggins of record in Instrument No. 20061016-0128024, Register's Office for Davidson County, Tennessee, dated September 6, 2006. And further being the same property conveyed to Donald Piggins by deed from Clark H. Hutton, Jr. individually, as to a one-half (1/2) undivided interest and Clark H. Hutton, Jr. as Executor under the Last Will and Testament of Betty Seigler Hutton and Josiah Ewing Hutton and John Walter Hutton as a majority of the Co-Trustees of the testamentary trust created under the Last Will and Testament of Betty Seigler Hutton, deceased, as to a one-half (1/2) undivided interest of record in Instrument No. 20021230-0161814, Register's Office for Davidson County, Tennessee, dated December 23, 2002. The said Sarah Crockett Ridley being one and the same and now known as Sarah R. Fleming.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ☐

This is improved ☑ property, known as 69 Revere Park, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my/our hands this 15th day of August, 2017.

Richard A. Fleming Sr.

Sarah R. Fleming

State of Tennessee
County of Davidson

On this 15th day of August, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Richard A. Fleming Sr. and Sarah R. Fleming, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 15th day of August, 2017.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 17-Stadler