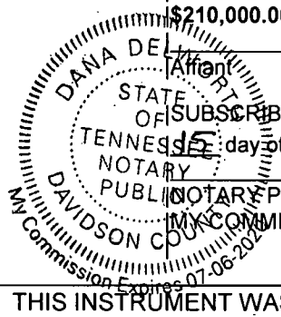
Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$210,000.00**
|Affiant



|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of August, 2017.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 07/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Marotteck 520 New Castle Lane Hermitage, TN 37076	new owner	098-05-061.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Matthew Lee Courtwright, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Daniel P. Marotteck, married

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:

Being Lot No. 179 on the Plan of Lake Park Subdivision, Section 9, as of record in Plat Book 4955, Page 38, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Matthew Lee Courtwright and wife, Kristin Courtwright by deed from Graham T. Bell and wife, Tara M. Bell, dated October 26, 2006 of record in Instrument No. 20061106-0137483, Register's Office for Davidson County, Tennessee. Property now vests in Matthew Lee Courtwright, unmarried by Quitclaim Deed from Kristin Courtwright, unmarried dated January 7, 2015 of record in Instrument No. 20150203-0010167, Register's Office for Davidson County, Tennessee.

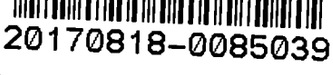
This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 4955, Page 38, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 5086, Page 976, Register's Office for Davidson County, Tennessee
4) Property is subject to HOA Charter of record in Book 4669, Page 746 and Book 9949, Page 538, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **520 New Castle Lane, Hermitage, TN 37076**
(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.

BILL GARRETT, Davidson County
Trans:T20170071876 DEEDWARR
Recvd: 08/18/17 11:03 2 pgs
Fees:13.00 Taxes:777.00



20170818-0085039

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-NPM-17-520

Witness my hand(s) this 15th day of August, 2017.

Matthew Lee Courtwright

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Matthew Lee Courtwright, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076