BILL GARRETT, Davidson County
Trans:T20170077359 DEEDWARR
Recvd: 09/05/17 10:37 2 pgs
Fees:13.00 Taxes:825.10
20170905-0090852

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 31ST DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~11/03/15~~ 1/29/2020

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. and Lori J. Bittel, husband and wife	Robert D. and Lori J. Bittel (NAME)	
8015 Savannah Lane (ADDRESS)	8015 Savannah Lane (ADDRESS)	097-02-0A-443.00-CO
Ooltewah, Tennessee 37363 (CITY) (STATE) (ZIP)	Ooltewah, Tennessee 37363 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Robert P. Downs and Denise Marie Downs, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert D. and Lori J. Bittel, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 443 ON THE FINAL PLAT OF VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 4E OF RECORD IN INSTRUMENT NO. 20140210-0011584, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT P. DOWNS AND DENISE MARIE DOWNS, HUSBAND AND WIFE BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION OF RECORD IN INSTRUMENT NO. 20150706-0065160 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 2562 River Trail Drive, Nashville, TN 37206
(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 hand(s) this 31st day of August, 2017.

WARRANTY DEED
(Continued)

Robert P. Downs

Denise Marie Downs

STATE OF Florida

COUNTY OF Brevard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert P. Downs and Denise Marie Downs, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of August, 2017.

Donna Lynn Bradley

Notary Public

My Commission Expires: Jan 3, 2021

(SEAL)

DONNA LYNN BRADLEY
MY COMMISSION # GG059437
EXPIRES January 03, 2021

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072