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THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 45590 DEEDWARR
01/08/2018 01:50:17 PM 2 pgs
Fees: $13.00 Taxes: $1,217.30
20180108-0002326

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Samuel Max Burchyett 249 Blackman Road Nashville, TN 37211	Same as Owner	147-06-0-187.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **BONNIE HUETTIG**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **SAMUEL MAX BURCHYETT, a single man**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being all of Lot No. 119 on the Plan of Section One of Caldwell Country Estates, of record in Plat Book 2663, Pages 68 and 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bonnie Huettig, by Warranty Deed, from Houston L. Pewett, Jr., Successor Trustee of the Houston L. Pewett Bypass Trust, a Trust established under the First Amendment to the Houston L. Pewett Living Trust under agreement dated November 16, 1995, as amended on May 8, 2002, of record on July 13, 2017, at Instrument No. 20170713-0070491, Davidson County Register of Deeds.

This property is commonly known as **249 Blackman Road, Nashville, TN 37211**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 28th day of **December, 2017**:

Bonnie Huettig

Bonnie Huettig

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BONNIE HUETTIG**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28 day of December, 2017.

W. AARON PORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $329,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 28 DAY OF DECEMBER, 2017:

W. AARON PORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18