Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Bill Garrett Davidson County
Batch# 57672 DEEDWARR
02/12/2018 11:52:15 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180212-0013807

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Amy Dieterle
Affiant

Subscribed and sworn to before me this 8th day of February, 2018.

RWalters
Notary Public
My Commission Expires: ~~06/24/18~~ 8.17.19

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

18-0009

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Rachel Haltiwanger Asres | New Owner | |
| 4816 Milner Ave | | 147-06-0-115.00 |
| Nashville, TN 37211 | | |

## WARRANTY DEED

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

**Todd Fulmer and Anna Sellers Fulmer, husband and wife**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Rachel Haltiwanger Asres and Joshua Samson Asres, wife and husband**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section One (Revised), Caldwell Hall, of record in Plat Book 2900, pages 57, 58 and 59, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Todd Fulmer, a single person, by deed from April Vance, unmarried, of record in Instrument Number 20130204-0011552, Register's Office for Davidson County, Tennessee.**

**Anna Sellers Fulmer, wife of Todd Fulmer, joins in the execution of this instrument to convey her marital interest, if any, in subject property. Anna Sellers Fulmer and Anna Fulmer being one and the same person.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **4816 Milner Ave, Nashville, TN 37211.**

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 our hands this 8th day of February, 2018.

Todd Fulmer

Anna Sellers Fulmer

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Todd Fulmer and Anna Sellers Fulmer**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of February, 2018.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206