NEW OWNER:

Tryg Littlefield
Bitsy Littlefield
709 N 9th Street
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0238 MJ

Map 082 Group 08-0 Parcel 149.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 93467 DEEDWARR
05/17/2018 12:43:59 PM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20180517-0047341

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars** (**$369,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **SCOTT LINDSEY AND WIFE, BETH LINDSEY**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **TRYG LITTLEFIELD AND BITSY LITTLEFIELD** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in the Civil District of Davidson County, Tennessee, Being Lot No. 155, Block 2, on the plan of F. O. Beazley's McFerrin Addition to East Nashville, and of record in Plat Book 57, Page 136, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Scott Lindsey and wife, Beth Lindsey, by Warranty Deed from Mitchell Begley and wife, Mary Begley, dated August 31, 2016, and of record in Instrument No. 20160901-0092245, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 709 N 9th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 11th day of **May, 2018.**

SCOTT LINDSEY

BETH LINDSEY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, SCOTT LINDSEY AND BETH LINDSEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of **May, 2018.**

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **369,900.00** .

AFFIANT

Sworn to and subscribed to before me this 11 day of May, 2018.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY