Bill Garrett Davidson County
Batch# 100790 DEEDWARR
06/05/2018 03:03:34 PM 2 pgs
Fees: $13.00 Taxes: $2,094.20
20180605-0053928

G#30875-2

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$566,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2018.

Carmen Coats
Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Micaela Ann Tuttle and Garrett Matthew Tuttle	72 M BANK	**08309009000**
1111 Forrest Avenue	50 FRANKLIN STREET	
Nashville, TN 37206	CLARKSVILLE, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Shauna L. Strecker, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Micaela Ann Tuttle and Garrett Matthew Tuttle, wife and husband

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:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plat of Bellview, Judge B. D. Bell's Addition to Eastland, as of record in Plat Book 332, Page 109, Register's Office for Davidson County, Tennessee.

SAID Lot No. 26 fronts 50 feet on the northerly side of Forrest Avenue and runs back between parallel lines 160 feet to an alley in the rear.

BEING the same property conveyed to Shauna L. Strecker, an unmarried woman, by Warranty Deed dated March 24, 2008, from Karen Foster Tomes and husband, Marvin Tomes, of record in Instrument No. 20080403-0033615, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 332, Page 109, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantees herein and the subsequent years, not yet due and payable.

This is improved property, known as: **1111 Forrest Avenue, Nashville, TN 37206**.

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 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 30 day of **May, 2018.**

Shauna L. Strecker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Shauna L. Strecker,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of **May, 2018.**

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: March 10, 2019