WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 9, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nathaniel Hartmann and Jennifer L. Hartmann	New Owner	091070N00200C0
(NAME)	(NAME)	
911 54th Ave. North		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Adam Suttle and Cari Suttle, husband and wife, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathaniel Hartmann and Jennifer L. Hartmann, Husband and Wife THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, Homes at 5401 Michigan Avenue, as shown on Exhibit B of Instrument No. 20140520-0043350, Register's Office for Davidson County. Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Adam Suttle and Cari Suttle, husband and wife, by Warranty Deed from Deep River Development, LLC, a Tennessee limited liability company, formerly known as Kelton Investment, LLC, a Tennessee limited liability company, recorded on October 28, 2014, of record in Instrument No. 20141028-0099171, register's Office for Davidson County, Tennessee.

This is improved property known as 911 54th Avenue N, Nashville, TN 37209.

Bill Garrett Davidson County
Batch# 110391 **DEEDWARR**
06/29/2018 09:08:49 AM 2 pgs
Fees: $13.00 Taxes: $1,435.60

20180629-0062916

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 911 54th Ave. North Nashville TN 37209
(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 our hands 06/22/18.

Adam Suttle

Cari Suttle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Adam Suttle Cari Suttle with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 06/22/18.

Notary Public

My Commission Expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY