(1)

WARRANTY DEED

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $295,000.00.

Affiant

Subscribed and sworn to me on 08/30/18.

NOTARY PUBLIC
My Commission Expires: 03-08-21

Bill Garrett Davidson County
Batch# 135561 DEEDWARR
08/31/2018 11:05:30 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180831-0086609

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Stephen A. Casebolt Sherry L. Casebolt 621 Huntington Parkway Nashville, TN 37211	**Churchill Mortgage** **761 Old Hickory Blvd** **Suite 400** **Brentwood, TN 37027**	161-10-0-026.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lance Fittro and wife, Kathryn Fittro, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Sherry L. Casebolt and Stephen A. Casebolt, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 91, HUNTINGTON PARK, SECTION ONE, as shown on plat of record in Plat Book 4175, Page 10, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Said Lot 91 fronts 75.0 feet on the southerly margin of Huntington Parkway and extends back between lines 160.00 feet to a dead line.
>
> Being the same property conveyed to Lance Fittro and wife, Kathryn Fittro by Warranty Deed from S. L. Forsee and wife, Frances Forsee, recorded on the 31st day of May, 2006 in Instrument No. 20060531-0064080, in the Register's Office of Davidson County, Tennessee

This is improved property known as 621 Huntington Parkway, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 and official seal on 08/30/18.

Lance Fittro

Kathryn Fittro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/30/18, before me personally appeared Lance Fittro and Kathryn Fittro, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 08/30/18.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

