THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P18-25160 Prepared by: Record and Return to: Chapman and Rosenthal Title, Inc. 2002 Richard Jones Rd., Ste 203-A Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF DaVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **420,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 2018. MY COMMISSION EXPIRES: ____ (AFFIX SEAL) Karen Y Johnson Davidson County Batch# 143542 DEEDWARR 09/21/2018 08:27:38 AM 2 pgs Fees: $13.00 Taxes: $1,554.00 20180921-0093531

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jill Speicher	New Owner	MAP
5202 Idaho Avenue		PARCEL 103-03-0-061.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Laura Louise McNutt, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jill Speicher. an unmarried woman**

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 part of Block No. 20 on the Realty Savings Bank and Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Plat Book 421, Page 18, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northerly margin of Idaho Avenue at a point 50.0 feet West of the Westerly margin of 52nd Avenue, North; thence with the Northerly margin of Idaho Avenue, Westwardly 55.0 feet; thence Northwardly and parallel with the Westerly margin of 52nd Avenue, North, 150.0 feet to the Southerly margin of an alley; thence with said alley, Eastwardly 55.0 feet to a point 50.0 feet West of the Westerly margin of 52nd Avenue North; thence Southwardly 150.0 feet to the beginning.

Being the same property conveyed to Laura Louise McNutt by Warranty deed from Richard Kurt Hippel and Rachel Lee Hippell, a married couple of record in Instrument No. 20160526-0052913 Register's Office for Davidson County, Tennessee, dated May 06, 2016 and recorded on May 26, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5202 Idaho Avenue, Nashville, TN 37209.**

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 my hand(~) this the 18th day of September, 2018.

Laura Louise McNutt

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 **Laura Louise McNutt** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of September, 2018.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE