STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is
~~$100,000.00~~
$180,000.00

Affiant

Subscribed and sworn to before me, this 9th day of November, 2018.

Notary Public

My commission expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 372

Karen Y Johnson Davidson County
Batch# 158652 **DEEDWARR**
11/13/2018 02:35:02 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20181113-0111815

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Courtney Mullane	new owner	**80-08-0-176.00**
3226 Lagrange Drive		
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Paige D Gutzmer, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Courtney Mullane, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Lot 149, SECTION THREE, BORDEAUX HILLS, as shown on plat of record in Plat Book 3600, Page 34, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paige D. Gutzmer, an unmarried woman, by Warranty Deed from Ernest Lipford and Diondria Sparks, husband and wife, of record in Instrument No. 20160829-0089929, in the Register's Office of Davidson County, Tennessee, dated August 26, 2016 and recorded August 29, 2016.

This is improved property known as **3226 Lagrange Drive, Nashville, TN 37218.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-CLAM-18-3226

SP 11/2015

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of November, 2018.

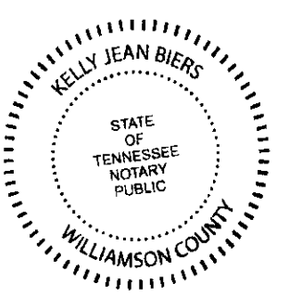
Paige D Gutzmer

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, Paige D Gutzmer, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of November, 2018.

Notary Public
My Commission Expires: May 9, 2021



SolomonParks File No. 18-001382-528