WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-SR-18-317-H

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jack Tuttle	**New Owner**	
(NAME)	(NAME)	**43-6-89.00**
978 Van Auken Cr		
(ADDRESS)	(ADDRESS)	
Palo Alto, CA 94303		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEANNIE M. LE FEVRE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACK TUTTLE, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Lot No. 14 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, being Lot No. 44 on the revised plan of the subdivision of Lot No. 14 of the Anderson Estates, not of record, described according to a survey made by Harvey Gee, Surveyor, December 29, 1947, as follows:

Beginning on the Westerly margin of Nix Drive 381.78 feet South of the Southerly margin of Thornton Avenue, being the corner of Lots Nos. 44 and 45; thence with the line between said two lots, Westwardly 175 feet to the Easterly line of Lot No. 51; thence with the easterly line of Lot Nos. 51, 52, and 53, Southwardly 120 feet to the corner of Lot Nos. 43 and 44; thence with the line of between said two lots Eastwardly 175 feet to the Westerly margin of said Nix Drive, thence with same, Northwardly 120 feet to the beginning.

Being the same property conveyed to Jeannie M. Le Fevre, an unmarried person by Warranty Deed from Anton Marciuc and wife, Magdalena Marciuc, of record in Instrument No. 20071210-0142402 Register's Office for Davidson County, Tennessee, dated November 29, 2007 and recorded on December 10, 2007.

This conveyance is subject to:
- Subject to 2019 property taxes and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 37, including a Power Line Easement, Register's Office for Davidson County, Tennessee.
- Any Rents and/or leases or Rights of Tenants in Possession.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **317 Nix Drive, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 184933 **DEEDWARR**
01/17/2019 10:48:05 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20190117-0004970

Jeannie M. LeFevre, 1/15/19

1 of 2.

Witness my/our hand(s) this the 15th DAY OF JANUARY, 2019.

Jeannie M. Le Fevre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANNIE M. LE FEVRE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212