Return To: 19-2116
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT BY:

WILLIAM TIMOTHY HILL
201 4th AVENUE NORTH, SUITE 1800
NASHVILLE, TENNESSEE 37219
(615) 256-1577

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: 9-6-20

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF Feb, 2019.

Notary Public
MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Nicole Sarrecchia Revocable Living Trust, Dated June 13, 2018 832 Brook Hollow Rd Nashville TN 37205	Nicole Sarrecchia Revocable Living Trust, Dated June 13, 2018 832 Brook Hollow Rd. Nashville TN 37205	102-12-0-028.00

Karen Johnson Davidson County
Batch# 200696 **DEEDWARR**
03/01/2019 09:17:08 AM 2 pgs
Fees: $13.00 Taxes: $1,474.82

20190301-0018605

WARRANTY DEED

FOR AND IN CONSIDERATION 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, **Seth Harlan and Johanna C. Harlan, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nicole Sarrecchia Revocable Living Trust, Dated June 13, 2018**, hereinafter called the Grantee, its 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 Lot No. 225 on the Plan of Horton Heights Section A of record in Plat Book 2133, page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Seth Harlan and Johanna C. Harlan, husband and wife, by Warranty Deed from Christopher B. Hesselrode and wife, J. Michele Hesselrode, of record in Instrument No. 20140624-0055026 Register's Office for Davidson County.

This is improved property known as 832 Brook Hollow Road, Nashville, TN 37205.

. THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of records; 3) all easements of record; 4) all visible easements; 5) All matters appearing on the plan of record at Plat Book 2133, page 71, said Register's Office; and 6) All applicable government and zoning regulations.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in 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, its heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hand this 11th day of February, 2018

Seth Harlan

Johanna C. Harlan

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named **SETH HARLAN**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 2019.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JOHANNA C. HARLAN**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 2019.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

Notary Public

My Commission Expires:

_____