This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $470,000.00

Affiant

Subscribed and sworn before me this the 7 day of November, 2019

Notary Public
My commission expires: 5/3/21

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Karen Johnson Davidson County
Batch# 313830 DEEDWARR
11/08/2019 03:05:31 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20191108-0115861

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robyn Rowan Hitchcock 700 McFerrin Nashville, TN 37206	New Owner 1903 Boscobel Street Nashville, TN 37206	082-08-0 275.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LAURENT CHAMPONNOIS, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EMMA SWIFT AND ROBYN ROWAN HITCHCOCK, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of J.W. Hart's Addition to East Nashville, of record in Plat Book 57, Page 129, 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 Laurent Champonnois by deed dated 04/18/2019, from Melvil LeRhun, now known as Melvil Arnt per Order by Chancery Court, Davidson County, Tennessee (Docket No. 16-1107-III), of record in Instrument No. 20190422-0036790, said Register's Office.

Also being the same property conveyed to Melvil LeRhun by deed from Nathan G. Guessetto and Anna E. Guessetto, formerly known as Anna E. Hildebrand, husband and wife, dated 07/28/2017, of record in Instrument No. 20170807-0080368, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 700 McFerrin, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-19-701

Witness my hand this the 7th day of November, 2019.

Laurent Champonnois

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laurent Champonnois, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 2019.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY