Karen Johnson Davidson County
Batch# 324893 DEEDWARR
12/04/2019 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20191204-0125225

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MST 2019-1775

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF December, 2019

Notary Public

MY COMMISSION EXPIRES: 8-20-2022.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Tuttle	new owner	173-09-0A-290.00-CO
(NAME)	(NAME)	
7849 Heaton Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **James Walker Fulton and Briana Danielle Fulton, husband and wife, with tenancy by entirety,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristen Tuttle, a single 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 Lot No. 285 on the Plan of Phase Four, Lenox Village of record in Plat at Instrument No. 20040806-0094784, 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 James Fulton, an unmarried man, and Briana McCall, an unmarried woman by Warranty deed from Margaret Wood of record in Instrument No. 20150930-0099333 Register's Office for Davidson County, Tennessee, dated September 24, 2015 and recorded on September 30, 2015.

Being the same property conveyed to James Fulton and Briana Fulton, husband and wife, with tenancy by entirety by Quitclaim deed from James Fulton and Briana Fulton, husband and wife, who acquired title as James Fulton, an unmarried man, and Briana McCall , an unmarried woman of record in Instrument No. 20170106-0001896 Register's Office for Davidson County, Tennessee, dated December 23, 2016 and recorded on January 06, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record as Instrument Number 20040806-0094784, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, as supplemented recorded in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914 as corrected in Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423 and as further supplemented recorded in Instrument No. 20060321-0032383, Instrument No. 20060622-0074677 as amended in

Instrument No. 20050815-0096405, Instrument No.20070103-0001284 and Instrument No. 20070830-0104306 and as supplemented recorded in Instrument No. 20080326-0030439, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032825, as supplemented recorded in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913 and Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee. Charter of The Lenox Village Neighborhood Association, Inc. of record in Instrument Number 20020412-0045831, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 7361, Page 230, and Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee. Easement for sanitary sewer, water mains and appurtenances of record in Instrument Number 20011129-0130322; Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, Page 449, in the Register's Office for Davidson County, Tennessee. Easement for Ingress and Egress of record in Instrument Number 20010103-0000902 and Instrument of Correction recorded in Instrument No. 20010822-0090889, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 7849 Heaton Way, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 4th DAY OF DECEMBER, 2019.

James Walker Fulton

Briana Danielle Fulton

Briana Danielle Fulton

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Walker Fulton and Briana Danielle Fulton, husband and wife, with tenancy by entirety, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of December, 2019.

Notary Public

My Commission Expires: 7-11-2020

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020
(SEAL)

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB 9, 2023