THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191223998**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 16th day of January, 2020. Notary Public My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 346274 DEEDWARR
01/22/2020 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20200122-0007929

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Bitzer and Rebekah Bitzer 5041 Briarwood Drive Nashville TN 37211	Mortgage Investors Group 8320 East Walker Springs #200 Knoxville, TN 37923	Tax Parcel ID No. 147-09-0-114.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Conrad Fichtel, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan R. Bitzer and Rebekah L. Bitzer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 222 on the Plan of Section Three, Caldwell Country Estates of record in Plat Book 2663, Page 130, amended in Book 2910, Page 391, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 222 fronts 100 feet on the Southerly margin of Briarwood Drive and extends back 434.9 feet on the Easterly line and 430.89 feet on the Westerly line to a broken line in the rear measuring 101.02 feet thereon.

Being the same property conveyed to Christopher Fichtel, being one and the same as Christopher Conrad Fichtel, Christopher C. Fichtel and Chris Fichtel by Quitclaim deed from Jill Crowell Fichtel of record in Instrument No. 20101207-0097378 Register's Office for Davidson County, Tennessee, dated November 30, 2010 and recorded on December 07, 2010.

Christopher Fichtel, being one and the same as Christopher Conrad Fichtel, Christopher C. Fichtel and Chris Fichtel. Liege Fichtel joins in this conveyance or the purpose of conveying all right, Title, and interest she may have in and to the above described property as spouse of Christopher Conrad Fichtel.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2663, Page 130, amended in Book 2910, Page 391, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6548, Page 107, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument Number 20140617-0052695, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5041 Briarwood Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of January, 2020.

Christopher Conrad Fichtel

Liege Fichtel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Conrad Fichtel and Liege Fichtel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 2020.

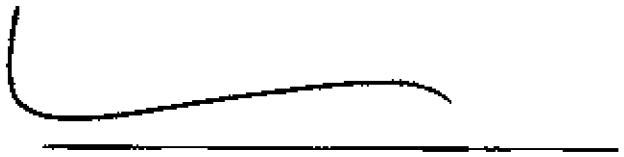
Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXP. RES
DECEMBER 15, 2021

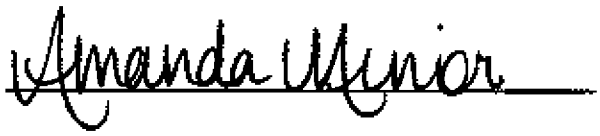
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

