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 WILLIAMSON

The actual consideration or value, whichever is greater is $368,000.00.

Affiant

Subscribed and sworn before me this the 14th day of February, 2020.

Notary Public
My commission expires: 7/6/2020

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 358824 DEEDWARR
02/14/2020 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20200214-0017346

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Clifford J. Fruct 1117 Deerhurst Court Nashville, TN 37221	New Owner	155-08-0C 150.00

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, ADAM KETTLE AND SARAH KETTLE F/K/A SARAH CATANZARO, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CLIFFORD J. FRUCT AND CATHERINE J. LYNN, HUSBAND AND WIFE, 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. 150 on the Plan of Poplar Creek Estates, Phase II, a Planned Unit Development, as of record in Book 6900, Pages 339 thru 347, and Amendment and Change of Survey Monumentation of record in Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Adam Kettle and Sarah Catanzaro, both unmarried, by deed from Joseph E. Roseli and Heather T. Roseli, husband and wife, dated 11/11/2011, of record in Instrument No. 20111117-0090016, said Register's Office. Sarah Catanzaro having since married and now known as Sarah Kettle.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1117 Deerhurst Court, Nashville, TN 37221.

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
Stewart Title Company
121 First Avenue South, Suite 20
Franklin, TN 37064
File # 627658

Witness my hand this the 14th day of February, 2020.

Adam Kettle

Sarah Kettle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

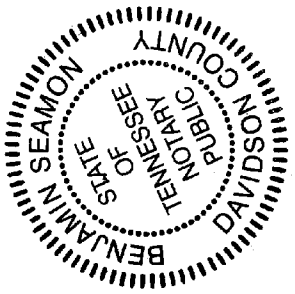
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Adam Kettle and Sarah Kettle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein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

Witness my hand and official seal this 14th day of February, 2020.

My commission expires:

9-6-22

Notary Public



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

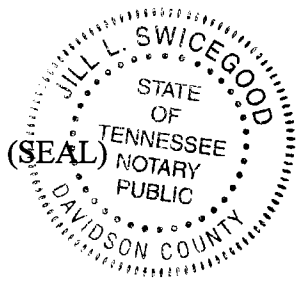
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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