RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912974

Karen Johnson Davidson County
Batch# 364960 DEEDWARR
02/28/2020 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,227.29
20200228-0022449

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,700.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2020.

NOTARY PUBLIC

My commission expires: 8/22/22

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Leftwich 8439 McCrory Lane Nashville TN 37221	Same address as new owner	141-00-0-027.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty One Thousand Seven Hundred and 00/100 Dollars ($331,700.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ASHLEY P. FIDLER AND HUSBAND, AARON L. FIDLER**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **STEPHEN LEFTWICH**, unmarried, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND being in the 9th Civil District of Davidson County, Tennessee, on the Westerly side of McCrory Land in Bread Tray Hollow, described according to a survey made by S. H. Hutchison dated August 27, 1960; as follows:

Beginning at a stake, the northwesterly corner of a 7 acre tract being sold to Charlyne H. Pickard; thence North 25 degrees 30' West 25 poles to a stake with black locust pointer; thence North 63 degrees East 24 poles to a point in the center of McCrory Road, stake in line on westerly margin of road; thence with said road as follows: South 45 degrees East 4 poles; South 53 degrees East 4 poles; South 58 degrees East 4 poles; South 63 degrees East 4 poles; South 71 degrees East 9 poles; thence with the northerly line of the 7 acre tract sold to Charlyne H. Pickard as follows: South 45 degrees 30' West 22.8 poles to a mulberry tree; thence South 65 degrees 30' West 4.8 poles to a cedar tree; thence South 70 degrees West 12 poles to the point of beginning, containing 4.45 acres, more or less.

BEING the same property conveyed to Ashley P. Fidler and Aaron L. Fidler, wife and husband, by Warranty Deed from Jamie Robert Long and wife, Kristy D. Long, dated 9/18/15 and recorded 9/21/15 in Instrument No. 20150921-0095545, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 8439 McCrory Lane, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of February, 2020.

Ashley P. Fidler,
by _____, attorney-in-fact
ASHLEY P. FIDLER, BY ALEX BLAKE, ATTORNEY-IN-FACT

Aaron L. Fidler
by _____, Attorney-in-fact
AARON L. FIDLER, BY ALEX BLAKE ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Alex Blake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Ashley P. Fidler and Aaron L. Fidler, at their attorney-in-fact, and that he executed the same for the purposes therein contained, as the free act and deed of Ashley P. Fidler and Aaron L. Fidler.

WITNESS my hand and seal, this the 10th day of February, 2020.

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public

Jane Grazer
Printed Notary Name

My commission expires: 8/22/22

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022