WARRANTY DEED

Box 14
G32328-4
Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
[illegible]

Karen Johnson Davidson County
Batch# 365496 DEEDWARR
03/02/2020 08:54:24 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20200302-0022786

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/6/2023
(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Christina Lee Troutman	**CMG Mortgage, Inc., dba CMG Financial**	
(NAME)	(NAME)	**092-07-0-201.00**
2332 Batavia Street	**3160 Crow Canyon Road, Suite 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROCHELLE Y. HATCHER, A SINGLE PERSON, AND AS DEVISEE UNDER THE LAST WILL AND TESTAMENT OF EMMA M. FLETCHER AND AS EXECUTRIX OF THE ESTATE OF EMMA M. FLETCHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTINA LEE TROUTMAN, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. (s) 47 and 48 on the Plan of Dr. J. B. Davis Subdivision of the Southerly one-half of Lot No. 5 of the Elizabeth W. Harding Estate of record in Plat Book 57, Page 96 and Book 161, page 123, 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 a one-sixth (1/6th) undivided interest unto Timothy Cole, a married person; a one-sixth (1/3th) undivided interest unto Patricia Cole, a married person; a one-sixth (1/6th) undivided interest unto James Fletcher, a married person; a one-sixth (1/6th) undivided interest unto Emma Fletcher, a married person; and a one-third (1/3rd) undivided interest unto Brenda Puyear, an unmarried person by Warranty deed from HEWCO, Inc. of record in Book 6031, page 820, Register's Office for Davidson County, Tennessee, dated April 01, 1983 and recorded on April 04, 1983.

Being the same property conveyed to Patricia Cole, James Fletcher and Emma Fletcher by Quitclaim deed from Timothy Cole and Brenda Puryear of record in Book 6820, page 87, Register's Office for Davidson County, Tennessee, dated March 3, 1986 and recorded on April 03, 1986.

Being the same property conveyed to Patricia Fletcher, unmaried by Quitclaim deed from Patricia Cole (Now Fletcher), James Fletcher and Emma Fletcher of record in Book 7071, page 205, Register's Office for Davidson County, Tennessee, dated December 03, 1986 and recorded on December 16, 1986.

Being the same property conveyed to Patricia Ann Fletcher, unmarried and James A. Fletcher and wife, Emma M. Fletcher by Quitclaim deed from Patricia Cole (Now Fletcher) of record in Book 7114, page 554, Register's Office for Davidson County, Tennessee, dated January 20, 1987 and recorded on January 22, 1987.

Being the same property conveyed to Robert W. Rutherford, Trustee by Quitclaim Deed from James Fletcher and wife, Emma Fletcher and their adult daughter, Patricia Cole, as tenants in common and heirs of Deceased person, James Fletcher were Patricia Cole, Brenda Puryear Patterson, Dollen Wilson, Daryl Fletcher and Rochelle Fletcher of record in Book 10259, page 227 Register's Office for Davidson County, Tennessee, dated November 13, 1996, and recorded on November 14, 1996 and within the same deed the said Robert W. Rutherford, Trustee conveyed his interest in the subject property to Emma Fletcher.
The Said James Fletcher Deceased.

Being the same property conveyed to Patricai A. Fletcher and Ray Allen Loafman by Quitclaim deed from Emma Fletcher of record in Book 10764, page 420, Register's Office for Davidson County, Tennessee, dated January 21, 1998 and recorded on January 21, 1998.

Being the same property conveyed to Robert W. Rutherford, Trustee by Quitclaim Deed from Emma Fletcher, Patricia Fletcher and Ray Allen Loafman, tenancy in common of record in Book 10767, page 34 Register's Office for Davidson County, Tennessee, dated January 23, 1998 and recorded on January 23, 1998 and within the same deed the said Robert W. Rutherford, Trustee conveyed his interest in the subject property to Emma Fletcher, Patricia Fletcher and Ray Allen Loafman.

Being the same property conveyed to Robert W. Rutherford, Trustee by Quitclaim Deed from Emma Fletcher, Patricia Fletcher and Ray Allen Loafman of record in Book 10881, page 717 Register's Office for Davidson County, Tennessee, dated April 09, 1998 and recorded on April 09, 1998 and within the same deed the said Robert W. Rutherford, Trustee conveyed his interest in the subject property to Emma Fletcher and Patricia Fletcher, a joint tenancy.

The said Paticia A. Fletcher (also known as Patricia Fletcher and Patricia Ann Fletcher and formerly known as Patricia Cole) having since died intestate on December 18, 2000, leaving her mother, Emma M. Fletcher (also known as Emma Fletcher and Emma Mae Fletcher) as her sole heir at law pursuant to the Affidavits of Heirship of record in Instrument No. 20190823-0085022 and in Instrument No. 20190823-0085025 and per Affidavits of Heirship recorded simultaneously herewith and of record in Instrument No. 20200302-0022784 and in Instrument No. 20200302-0022785, in the Register's Office for Davidson County, Tennessee.

The said Emma M. Fletcher having since died testate on August 6, 2019, devising said property to her daughter Rochelle Y. Hatcher per the Last Will and Testament of Emma M. Fletcher, of record in Case No. 19P1655 in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to:
- 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 57, Page 96 and Book 161, page 123, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2332 Batavia Street, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF FEBRUARY, 2020.

Rochelle Y. Hatcher

Rochelle Y. Hatcher

The Estate of Emma M. Fletcher

Rochelle Y. Hatcher, Executrix

Rochelle Y. Hatcher, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROCHELLE Y. HATCHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rochelle Y. Hatcher, Executrix of the Estate of Emma M. Fletcher, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th day of February, 2020.

Notary Public

My Commission Expires:

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212