Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 460589 **DEEDWARR**
08/20/2020 11:03:51 AM 2 pgs
Fees: $13.00 Taxes: $4,458.50

20200820-0093990

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,205,000.00.**

KCV
Affiant

Subscribed and sworn to before me, this the 17th day of August, 2020.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Miller Fitts **Olivia Fitts**		**Map 130-03-0 Parcel 031.00**
4315 Signal Hill Drive	NEW OWNER	
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Grace O. Clayton and Marie Young, married to one another

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Miller Fitts and Olivia Fitts

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. 6 on the Plat of Correction showing Jenrath Subdivision, of record in Instrument No. 20100217-0012175, amending Plat Book 547, Page 167, 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 Grace O. Clayton and Marie Young, married to one another by Warranty Deed from Christopher Brian Schickling and Whitney Hart Schickling, husband and wife, of record in Instrument No. 20181217-0122246, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Grace O. Clayton, pursuant to a Power of Attorney executed by her on the 20th day of August, 2020, of record in Instrument No. 20200820-0093989, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20100217-0012175, amending Plat Book 547, Page 167, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Water Mains in Book 613, Page 404 and Book 924, Page 24, said Register's Office. (3) Easement for Sanitary Sewers of record in Book 5787, Page 267, said Register's Office. (4) Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities, of record in Instrument No. 20141219-0116520, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **4315 Signal Hill Drive, Nashville, TN 37205**

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 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 **17th** day of **August, 2020.**

Grace O. Clayton by Marie Young, Attorney-in-Fact

Grace O. Clayton by Marie Young, Attorney-in-Fact

Marie Young

Marie Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Marie Young,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **August, 2020.**

Diana D Aubin

Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 10-7-23

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of August, 2020, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Marie Young**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Grace O. Clayton** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Grace O. Clayton**, for the purpose therein contained, by signing the name of **Grace O. Clayton,** by herself as Attorney-in-Fact. Witness my hand and official seal.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **August, 2020.**

Diana D Aubin

Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 10-7-23