THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728955

Karen Johnson Davidson County
Batch# 467275 **DEEDWARR**
08/31/2020 03:20:22 PM 2 pgs
Fees: $13.00 Taxes: $1,620.23

20200831-0098770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $437,900.00.

Affiant

Subscribed and sworn to before me, this 24th day of August, 2020.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Helen C. Hartz 5244 Beech Ridge Road Nashville TN 37221	~~New Owner~~ Wilson Bank + Trust 1436 W. Main Street Lebanon, TN 37087	Tax Parcel ID No. 155-15-0A-106.00 CO

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, **Shaun A. Fichter and Cherith J. Fichter, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Helen C. Hartz** ("Grantee"), her 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(s) 106 , as shown on the map entitled Stonemeade Section II, of record in Plat Book 7900, page 525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SHAUN A. FICHTER AND CHERITH J. ELLIOT, SINGLE INDIVIDUALS AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from BRUCE W. FRANCIS AND WIFE, SHELLY P. FRANCIS, of record in Instrument No. 20151231-0131604 , dated December 28, 2015 , said Register's Office.

Cherith J. Elliott having since married and is now known as Cherith J. Fichter.

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.

Matters shown on the Plan of record in Plat Book 7900, page 525, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7701, page 290, Book 8349, page 43, amended in Book 8810, page 840 and Bylaws amended in Book 8517, page 992, said Register's Office.

Utility Easement of record in Book 9740, page 967, said Register's Office.

This is improved property located at 5244 Beech Ridge Road Nahville TN 37221

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 24th day of August, 2020.

Shaun A. Fichter

Cherith J. ~~Fitcher~~ Fichter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shaun A. Fichter and Cherith J. ~~Fitcher~~ Fichter, 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 24th day of August, 2020.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY