THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031096** Karen Johnson Davidson County Batch# 519594 **DEEDWARR** 11/20/2020 02:43:24 PM 2 pgs Fees: $13.00 Taxes: $3,350.35 20201120-0136974	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $905,500.00 Affiant Subscribed and sworn to before me, this 19th day of November, 2020. JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024 Notary Public My Commission Expires

WARRANTY DEED

Address New Owner: Melissa Sautter and Craig O'Neill 2318 McGavock Pike Nashville TN 37216	Send Tax Bills To: Fairway Independent Mortgage Corporation 4201 March Lane Carrollton, TX 75007	Tax Information: Tax Parcel ID No. 062 13 0 083.00

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, **Christopher W. Vietor, Trustee of The Christopher W. Vietor Revocable Trust dated November 12, 1999** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa Sautter and Craig O'Neill, wife and husband,** ("Grantees"), their 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 No. 23 on the George I. Waddey's Subdivision of record in Plat Book 843, Page 101, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 90 feet on the southerly side of Williams Ferry Road or McGavock Pike and runs back 263 feet on the westerly line and 269 feet on the easterly line, to the northerly line of Lot No. 22, measuring 73 feet 4 inches thereon.

Being the same property conveyed to The Christopher Woodward Vietor Revocable Trust, by Warranty Deed from Patricia E. Orlando, Unmarried, of record in Instrument No. 20140703-0058805, in the Register's Office of Davidson County, Tennessee, dated June 30, 2014 and recorded on July 03, 2014.

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.

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 19th day of November, 2020.

Christopher W. Vietor Revocable Trust dated November 12, 1999

BY: Christopher W. Vietor, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher W. Vietor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for The Christopher W. Vietor Revocable Trust dated November 12, 1999, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of November, 2020.

Notary Public

My Commission Expires: 5/7/2024

