WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/13 15:22 3 pgs
Fees:18.00 Taxes:943.50
20131122-0120623

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$225,000.00~~ 253,000 ± ok

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/28/15

(AFFIX SEAL)

TRACI MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Claire R. Sanning	Fifth Third Mortgage	171-04-0C-050.00 CO
(NAME)	(NAME)	
901 Catlow Court	5001 Kingsley Dr.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Cincinnati OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Gregory Alan Fagan, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Claire R. Sanning, an unmarried woman, 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:

Being Unit 50 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument 20050914-0110701 and corrected in Instrument 20051025-0128696, P.U.D. Boundary Survey of record in Instrument 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. Description is the same as the previous deed of record.

Being the same property conveyed to Gregory Alan Fagan, an unmarried man by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, recorded on the 1st day of September, 2006 in Instrument No. 20060901-0108209, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Instrument Number 200509140110701, re-recorded in Instrument Number 200510250128696, amended in Book 4113, Page 284 and Book 4123, Page 266, said Register's Office; easements and set back lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

unimproved ☐

This is improved ☑ property, known as 901 Catlow Court, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 20th day of November, 2013.

Gregory Alan Fagan

Gregory Alan Fagan

STATE OF Louisiana
Parish
~~COUNTY~~ OF Lafayette

On this 20th day of November, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gregory Alan Fagan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
with life

Notary Public,
JUANITA ELAINE PICCIONE
NOTARY ID # 15370

True Copy Certification

I, **Dolly T. Peay**, 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.

Dolly T. Peay

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Dolly T. Peay**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: **03/28/2015**

