THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160056839 DEEDWARR
Recvd: 07/05/16 10:34 2 pgs
Fees:13.00 Taxes:850.63
20160705-0068257

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #1
Nashville, TN. 37203
File No. MU-1819

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Preston Madison Fulghum 1924 Moran Avenue Nashville, TN 37216	NFM Inc 505 Progress Dr Suite 100 Linthicum, MD 21090	073-05-0-046.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **KATHRYN M. WEAVER**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **PRESTON MADISON FULGHUM, AN UNMARRIED MAN**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County Tennessee, being Lot No. 43, on the Plan of Virginia Manor. Page 22, of record in book 1835, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said lot No. 43 fronts 75.0 feet on the southeasterly margin of Moran Drive and runs back between lines 142.5 feet on the northeasterly line and 142.1 feet on the southwesterly line, to a dead line in the rear on which it measures 70.0 feet.

Being the same property conveyed to Kathryn M. Weaver, an unmarried woman by deed from Cody Daniel Kovalycsik, an unmarried man of record in Instrument No. 20070129-0011389, filed on 01/29/2007, and further conveyed to Kathryn M. Weaver by Quitclaim Deed from Anthony Clark Parks of record in Instrument No. 20140423-0034290, filed on 04/23/2014, Register's Office for Davidson County, Tennessee.

This is improved property known as **1924 Moran Avenue, Nashville, Tennessee 37216**.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 26 day of **June, 2016**:

Kathryn M Weaver
Kathryn M. Weaver

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KATHRYN M. WEAVER**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29 day of June, 2016.

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $229,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2016:

Notary Public

My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016