WARRANTY DEED

Bill Garrett Davidson County
Batch# 72756 **DEEDWARR**
03/23/2018 03:00:14 PM 2 pgs
Fees: $13.00 Taxes: $1,452.25

20180323-0027719

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$415,000.00~~ $392,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Shane Troup and Katy Rayburn	Same as new owner	180 04 0B 116.00
(NAME)	(NAME)	
3625 Fairmeadows Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Fifteen Thousand And No/100 Dollars ($415,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Dirk R. Mostert and wife, Anna M. Mostert**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shane Troup, an unmarried man and Katy Rayburn, 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:

Land in Davidson County, Tennessee, being Lot No. 126, Final Plat of Brookview Forest Phase IV, as shown on plat of record in Instrument No. 20061107-0138639, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Dirk R. Mostert and wife, Anna M. Mostert by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation dated April 17, 2009 and recorded May 11, 2009 as Instrument No. 20090511-0042883, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3625 Fairmeadows Court, Nashville, TN 37211

File Number: FRN-180718SSO

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, has 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 our hands this15th day of March, 2018.

Dirk R. Mostert

Anna M. Mostert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

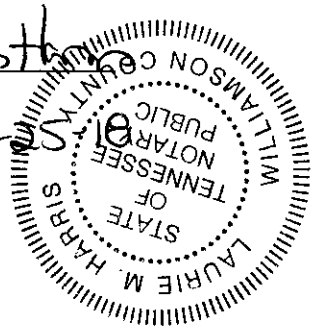
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Dirk R. Mostert and wife, Anna M. Mostert, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2018.

Notary Public

My Commission Expires: 3-25-18

(SEAL)



File Number: FRN-180718SSO