WARRANTY DEED

Natalie Davenport State of Tennessee Notary Public Rutherford County

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STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,900.00

Teresa Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF June, 2018.

Natalie Davenport
Notary Public

MY COMMISSION EXPIRES: 6/19/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Townsend, Jr. and Laura Townsend	Guaranty Trust Company	
(NAME)	(NAME)	
304 Oakcrest Court	316 Robert Rose Dr.	86-4-A 16 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TREVOR K. ENGLAND, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES H. TOWNSEND, JR. AND LAURA TOWNSEND, HUSBAND AND WIFE,** 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. 65 on the Plan of Phase 1-B, Oakcrest Subdivision, of record in plat Book 6900, page 385, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Trevor K. England, a single man, by deed from Randolph Hansen and wife, Terrie Hansen, of record in Instrument No. 20060522-0060040, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 304 Oakcrest Court, Hermitage, TN 37076
(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.

Bill Garrett Davidson County
Batch# 111183 DEEDWARR
07/02/2018 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.13
20180702-0063507

Witness my hand this 29th day of June, 2018

Trevor K. England by
Kevin Montgomery, attorney in fact

TREVOR K. ENGLAND

BY: KEVIN MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2018, before me personally appeared Kevin Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Trevor K. England and acknowledged that he executed the same as the free act and deed of Trevor K. England.

Witness my hand and official seal this 29th day of June, 2018.

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 2, 2021

True Copy Certification

I, **Loren Manderson**, do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Teresa Taylor**, a notary public for this county and state, **Loren Manderson** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 6-15-19

Notary Seal

TERESA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY