RECORD AND RETURN TO:
Premier Land Title & Escrow
611 Potomac Place, Suite 103
Suite 103
Smyrna, Tennessee 37167

Karen Y Johnson Davidson County
Batch# 136715 DEEDWARR
09/04/2018 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $784.40
20180904-0087456

WARRANTY DEED

TERESA TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Loren Mandersen
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2018.

Teresa Taylor
NOTARY PUBLIC

My commission expires: 6-15-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl E. Aldo 202 Birdnest Alley Nolensville, TN 37135	CMG Mortgage Inc dba CMG Financial 3160 Crow Canyon Rd Ste 400 San Ramon, CA 94583	188-10-0-A-086.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Twelve Thousand and 00/100 Dollars ($212,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TYPHANI B. FUQUA, A MARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHERYL E. ALDO, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 86, on the Plan of Carothers Crossing, Phase 2, Section 2, Lots 62-123, Final Plat, of record in Instrument No. 20070807-0093935, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Typhani B. Walters, a single woman (now married and known as Typhani B. Fuqua), by Warranty Deed from Elizabeth Leah Henderson now known as Elizabeth Leah Veteto, married, dated 7/22/2016, recorded 7/26/2016, of record in Instrument No. 20160726-0076974, in the Register's Office for Davidson County, Tennessee. Said property was never the principal residence of the spouse of Typhani B. Walters N/K/A Typhani B. Fuqua.

Property address per plat is 202 Birdnest Alley, Nolensville TN 37135.
This is improved property known as: 202 Birdnest Alley, Nolensville, TN 37135.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of August, 2018.

Typhani B. Walters
TYPHANI B. WALTERS

Typhani Figueroa (Now known as)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Typhani B. Walters, now known as Typhani Figueroa with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of August, 2018.

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Frank W. Roberts
Printed Notary Name

My commission expires: 10/6/21

True Copy Certification

I, **Teresa Taylor**, 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, **Tammy McCauley**, a notary public for this county and state, **Teresa Taylor** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/22/21

Notary Seal

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN