Karen Y Johnson Davidson County
Batch# 138103 DEEDWARR
09/07/2018 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20180907-0089075

Prepared by:
Amy Cross Nance
Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Zachary J Fulton
Affiant

Subscribed and sworn to before me this 7th day of September, 2018.

Notary Public
My commission expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

Address of New Owner:	Send Tax Bills to:	Tax Information
Zachary J. Fulton 2950 Baby Ruth Lane Unit 25 Antioch, TN 37013	LoanDepot.com 26642 Towne Centre Dr. Foothill Ranch, CA 92610	163-11-0E-025.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Shalynn M. Massey, **an unmarried person,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Zachary J. Fulton, unmarried man, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 25, on the Plan of Final Plat, Timber Trace Townhomes Second Revision of record in Plat at Instrument No. 20020514-0059199, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Shalynn M. Massey, an unmarried person, by Warranty Deed from Lighthouse Ministries, of record in Instrument No. 20150720-0070478 Register's Office for Davidson County, Tennessee and dated June 29, 2015 and recorded on July 20, 2015.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Timber Trace of record in Instrument No. 20001122-0115447, as amended in Instrument No. 20010104-0001310, and in Instrument No. 20020514-0059199 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Instrument No. 20001122-0115563 and amended in Instrument No. 20010314-0024381, Instrument No. 20010329-0030062, and Instrument No. 20020517-0060761, Register's Office for Davidson County, Tennessee.

3. Charter for Timber Trace Townhouse Owners Association of record in Instrument No. 20010329-0030061 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2950 Baby Ruth Lane, 25, Antioch, TN 37013

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 7th day of September, 2018.

Shalynn M. Massey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of September, 2018, before me personally appeared Shalynn M. Massey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at Brentwood, Tennessee, this 7th day of September, 2018.

Notary Signature
My commission expires: 2/25/19

ANN CROSS NANCE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

