THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 146430 DEEDWARR
09/28/2018 01:05:43 PM 2 pgs
Fees: $13.00 Taxes: $1,146.63
20180928-0096385

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrew Bigham and Angela Survant a/k/a Angela Marie Bingham 1308 Scarcroft Lane Nashville, TN 37221	New owner	141-05-0A-193.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **PATRICK S. FOREE AND ALLISON R. FOREE, formerly known as ALLISON R. GRIFFIN, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ANDREW BIGHAM AND ANGELA SURVANT a/k/a ANGELA MARIE BIGHAM, husband and wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, TN, being Lot No. 193, on the Plan of Avondale Park, Phase 2, Section 3-B, as shown by plan of record in Instrument # 20110208-0011099, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Patrick S. Foree and Allison R. Griffin, husband and wife, by Special Warranty Deed from NVR, Inc, a Virginia Corporation T/A Fox Ridge Homes, of record on November 1, 2013, at Instrument No.20131101-0113564, Davidson County Register of Deeds.

Allison R. Griffin is now known as Allison R. Foree.

This property is commonly known as **1308 Scarcroft Lane, Nashville, TN 37221**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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 our hands this 25TH day of **September, 2018**:

Patrick S. Foree

Allison R. Foree

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 **PATRICK S. FOREE AND ALLISON R. FOREE**, the bargainors, 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 25 day of September, 2018:

Notary Public

My Commission Expires: 5/31/22

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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $309,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2018:

Notary Public

My Commission Expires: 12/15/21

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