WARRANTY DEED

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: MARCH 8, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of November, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills . 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tracy Lineberger and Michael Lineberger	Citizens Bank, N.A.	075 12 0B 035.00
(NAME)	(NAME)	
940 Waynewood Ln	6100 Tower Circle, Suite 600	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brian Rosa a/k/a Bryan Rosa and Alysse Craft, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tracy Lineberger and Michael Lineberger**, 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:

Being Lot No. 77 on the Plan of Brookside Woods, Phase 2, Section II, of record in Book 9700, Page 398, amended in Book 11346, Page 459 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bryan Rosa, a single man, and Alysse Craft, a single woman, Joint Tenants with Right of Survivorship by Warranty Deed from Alix Lukas Nichols and Lauren Jane Nichols, husband and wife dated June 22, 2016 and recorded June 28, 2016 as Instrument No. 201606280065847, 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 940 Waynewood Ln, Hermitage, TN 37076

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.

Witness our hands this 2 day of November, 2018.

Karen Y Johnson Davidson County
Batch# 156769 DEEDWARR
11/05/2018 12:05:30 PM 2 pgs
Fees: $13.00 Taxes: $943.50
20181105-0109508

Brian Rosa a/k/a Bryan Rosa by Hillary Monroe Smith, attorney-in-fact

Alysse Craft by Hillary Monroe Smith, attorney-in-fact

File Number: GRN-188414FC

STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith , 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, and further acknowledged that they executed the foregoing instrument on behalf of Brian Rosa a/k/a Bryan Rosa, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of him, for the purposes therein contained.

Witness my hand and official seal, this the 2nd of November, 2018.

Notary Public

My Commission Expires:

(SEAL)

GREGORY P REICHART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2022

STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith , 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, and further acknowledged that they executed the foregoing instrument on behalf of Alysse Craft, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of her, for the purposes therein contained.

Witness my hand and official seal, this the 2nd of November, 2018.

Notary Public

My Commission Expires:

(SEAL)

GREGORY P REICHART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/6/2019

File Number: GRN-188414FC