WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: 03-08-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cynthia Rizzitello	F & M Bank	094-01-305.00
(NAME)	(NAME)	
1109 Roberta Street	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Barry Booker, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cynthia Rizzitello, a married woman,** 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. 123 on the plan of Shelby Village No. Two, as of record in Plat Book 1835, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barry Booker by Warranty Deed dated 09/19/2016 from Scot I. Burner, a single man, of record in Official Records Instrument No. 20160921-0099409, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictions, and rights of way of record.

This property is not the homestead or current residence of the grantors or their spouses.

unimproved ☐

This is improved ☑ property, known as 1422 Sevier Ct., Nashville, TN 37206
(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.

Karen Y Johnson Davidson County
Batch# 169908 **DEEDWARR**
12/04/2018 11:50:07 AM 2 pgs
Fees: $13.00 Taxes: $850.63

20181204-0118196

Witness my/our hands this 30th day of November, 2018.

Barry Booker

State of Tennessee
County of

Personally appeared before me Barry Booker, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2018.

Notary Public
My Commission Expires: 9-16-2022

File No.: 18-9044

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022