Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2600

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of December, 2018

Notary Public

Commission Expires: 6-26-21

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Laura H. Fuller and Brock T. Fuller 700 Spring House Circle Brentwood, TN 37027	CMG Mortgage, Inc. 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	160-11-0-010

Karen Y Johnson Davidson County
Batch# 176403 DEEDWARR
12/20/2018 11:30:09 AM 2 pgs
Fees: $13.00 Taxes: $1,324.60
20181220-0123943

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Janet C. Staley, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brock T. Fuller and Laura H. Fuller, husband and wife

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. 74 on the Plan of Phase 1, Hearthstone of record in Plat Book 5200, Page 218, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 74, which is a corner lot, fronts 87.20 feet on the Northwesterly margin of Trousdale Drive and fronts 105,63 feet on the broken Southwesterly margin of Spring House Circle, said frontages being joined by a curve having a length of 41.48 feet, and extends back 83.37 feet of the Northwesterly line and 126.10 feet on the Southwesterly line, to a point of intersection.

Being the same property conveyed to Thomas H. Staley and wife, Janet C. Staley by Warranty deed from Ella Denise Perino, unmarried of record in Book 11715, page 471, Register's Office for Davidson County, Tennessee, dated July 02, 1999 and recorded on October 25, 1999. Thomas H. Staley having since died on April 8, 2016 leaving Janet C. Staley as sole tenant by its entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 700 Spring House Circle, Brentwood, TN 37027

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of December, 2018.

Janet C. Staley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janet C. Staley** 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 official seal at Brentwood, Tennessee this 19th day of December, 2018.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/31/21