Prepared By ~~& Return To~~:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1002TN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of January, 2019.

Notary Public
Commission Expiration: 10.20.19

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 187887 DEEDWARR
01/24/2019 12:19:30 PM 2 pgs
Fees: $13.00 Taxes: $806.60
20190124-0007041

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Adam X. Factor and Rebecca D. Factor 3946 Hoggett Ford Rd Hermitage, TN 37076	First Community Mortgage 2002 Robert Rose Dr. Ste 101 Murfreesboro TN 37129	097 02 0A 243.00

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, **Kayla N. Fellman, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam X. Factor and Rebecca D. Factor, 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:

Property known as 3946 Hoggett Ford Rd Hermitage, TN 37076, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 243 on the plan of Villages of Riverwood, Section One, Phase 3B, Revision One of record in Instrument No, 20120502-0037433, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kayla N. Fellman, unmarried, by deed from Beazer Homes Corp dated 09/18/2012, filed and recorded 09/20/2012, of record as Instrument No. 20120920-0085712, said Register's Office.

Tax Map and Parcel ID is as follows 097 02 0A 243.00

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.

This is improved property known as: 3946 Hoggett Ford Rd, Hermitage, TN 37076

LTE File No.: 19-1002TN

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 unemcumbered, 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 my hand this 22nd day of January, 2019.

Kayla N. Fellman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of January, 2019, before me personally appeared **Kayla N. Fellman**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 22nd day of January, 2019.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8.27.2022

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

LTE File No.: 19-1002TN