Karen Johnson Davidson County
Batch# 190555 DEEDWARR
01/31/2019 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20190131-0009574

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 7161 Bishop Road Suite 250 Plano, TX 75024 809504 2018-26474 Terry Chandler	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 235,000 - Affiant Subscribed and sworn to before me, this the 31 day of January, 2019 Notary Public My commission expires: 9-30-2019 (Affix Seal)

JOHN W. BISHOP NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires September 30, 2019

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: National Residential Nominee Services	NAME: National Residential Nominee Services Inc.
STREET ADDRESS: 7500 N Dallas Pkwy #300	STREET ADDRESS: 7500 N Dallas Pkwy #300
MAP & PARCEL NO.: 081 12 0 040.00	Plano TX 75024

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Zanuyion Wooten and Lisa Wooten, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

National Residential Nominee Services, Inc.,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Land
~~Lad~~ in Davidson County, Tennessee, being Lot No. 21 on the Plan of Mansker Heights, Goodlettsville, Tennessee, as of record in Plat Book 2900, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

*Derivation clause below.

This is improved property known as: 305 Fannin Drive, Goodlettsville, TN 37072

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 8th day of November, 20 18.

X _____ X _____
Zanuyion Wooten Lisa Wooten

*Being the same property conveyed to Zanuyion Wooten, a married man by Warranty Deed, from Michael B. Perry, married, of record as Instrument No. 20150528-0049256, in the Register's Office of Davidson County, Tennessee, recorded on May 28, 2015.

State of TN

County of Sumner } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Zanuyion Wooten, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 8 day of Nov, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

ELIZABETH PACHCIARZ STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Elizabeth Pachciarz
Notary Public
My commission expires 12-28-19

State of TN

County of Sumner } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lisa Wooten, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 8 day of Nov, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

ELIZABETH PACHCIARZ STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Elizabeth Pachciarz
Notary Public
My commission expires 12-28-19

Certificate of Authenticity

I, John W. Bishop, 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, Emily Betts, a notary public for this county and state, John W. Bishop 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:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2023