Karen Johnson Davidson County
Batch# 190555 DEEDWARRSP
01/31/2019 04:12:30 PM 4 pgs
Fees: $23.00 Taxes: $843.60
20190131-0009575

SPECIAL CORPORATE WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
7161 Bishop Road
Suite 250
Plano, TX 75024
809504 2018-26474
Melissa Wei

ADDRESS OF NEW OWNER: 305 Fannin DR	SEND TAX BILLS TO: New Owner
NAME: Andrew Naylor Goodlettsville, TN	NAME:
STREET ADDRESS: 305 Fannin DR, Goodlettsville	STREET ADDRESS:
MAP & PARCEL NO.: 081 12 0 040.00 37072	

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, National Residential Nominee Services Inc., a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 7161 Bishop Road, Suite 250, Plano, TX 75024, hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Andrew Todd Naylor, unmarried man,

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:

See Attached Exhibit "A"

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 we do covenant with the said Grantee 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.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

WITNESS MY/OUR SIGNATURE(S) THIS 31st day of January, 2019 .the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

National Residential Nominee Services Inc.

By: _____

Printed Name: Sherry Fowler

Its: Vice President

(Corporate Seal)

State of Texas } ss

County of Collin

Before me, Heather Gene Perkins a Notary Public of the State and County aforesaid, personally appeared Sheila Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Vice President of the National Residential Nominee Services Inc., the within named grantor, a corporation, and that he/she as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as Vice President.

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

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

HEATHER GENE PERKINS
Notary ID #129672344
My Commission Expires
January 11, 2022

Heather Gene Perkins
Notary Public
My commission expires 1/11/22

STATE OF Tennessee

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 228,000.

Subscribed and sworn to before me, this 31 day of January, 2019.

Affiant

My Commission Expires:
9-30-2019

Notary Public

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

Exhibit "A"

Land in Davidson County, Tennessee, Lot No. 21, MANSKER HEIGHTS, as shown on plat of record in Plat Book 2900, Page 10, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor(s) herein by deed of even date and being recorded simultaneously herewith as Instrument No. ——201901310009574——— in the Register's Office for Davidson County, Tennessee.

Being also known as 305 Fannin Drive, Goodlettsville, TN 37072.

Map & Parcel 081 12 0 040.00

SolomonParks File No. 19-000008-528

SP 11/2015

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, 2020