WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Diana Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 day of February, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/10/2020
(AFFIX SEAL)

CHERYL ANGELA FIGLIO STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 08-10-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nancy A. Waynick	Nancy A. Waynick	186 04 0A 166.00
(NAME)	(NAME)	
8405 Danbrook Dr	8405 Danbrook Drive	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **W. Neil Letson and wife, Cheryl C. Letson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nancy A. Waynick, unmarried**, 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. 184 as shown on the Final Plat Revision of Burkitt Place, Phase 2-E Lots 184, 229, 230, 232 thru 238, 261 and 291 thru 294, of record as Instrument No. 20090902-0082756, in the Register's office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to W. Neil Letson and Cheryl C. Letson by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated September 17, 2012 and recorded September 18, 2012, in Instrument No. 20120918-0084833, in said Register's Office Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8405 Danbrook Dr. Nolensville, TN 37135

Karen Johnson Davidson County
Batch# 193972 DEEDWARR
02/11/2019 10:03:30 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20190211-0012592

File Number: FND-1900348SSO

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.

Witness our hands this 8 day of February, 2019.

W. Neil Letson

Cheryl C. Letson

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named W. Neil Letson and Cheryl C. Letson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of February, 2019.

Notary Public

My Commission Expires:

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
September 7, 2020

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 - 1900348SSO
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY