

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $449,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, ~~THIS~~ THE 11th day of February, 2019.

NOTARY PUBLIC

My commission expires: 12/14/2020

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Monica C. Fawknotson (NAME)	AMCAP Mortgage, LTD (NAME)	172090A07000CO
6552 Banbury Crossing (ADDRESS)	725 Cool Springs Blvd, Ste. 600 (ADDRESS)	
Brentwood, TN 37027	Franklin, TN 37067	

Warranty Deed

For and in Consideration of the sum of $449,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **John A. Gholson IV, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Monica C. Fawknotson, a married woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, TN, being Lot No. 70, on the Plan ofBanbury Crossing, Section Two, ofrecord in Plat Book 9700, pages 605 through 609 as corrected in Book I 0970, page 943, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John A. Gholson IV, unmarried, by deed from Berry R. Craft and spouse Lucie A. Craft, dated February 11, 2011 and recorded as Instrument No. 20110217-0013420, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 6552 Banbury Crossing, Brentwood, TN 37027.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Karen Johnson Davidson County
Batch# 195643 DEEDWARR
02/14/2019 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20190214-0014095

Witness our hands this 11th day of February, 2019.

John A. Gholson IV

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Gholson IV, the herein bargainor, 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, this the 11th day of February, 2019.

Notary Public
My Commission Expires: 5-2029

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY