Karen Johnson Davidson County
Batch# 196339 DEEDWARR
02/19/2019 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20190219-0014830

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 10125 Crosstown Circle Suite 380 Eden Prairie, MN 55344 813603 VOL_X18200 Jason Benzinger	STATE OF TENNESSEE COUNTY OF Wilson The actual consideration or value, whichever is greater, for this transfer is $ 307,000.00 Affiant Subscribed and sworn to before me, this the 14th day of February, 2019. Notary Public My commission expires: 10/9/19 (Affix Seal)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Brian Jay Forsythe	NAME: Cardinal Financial 3701 Arco Corporate Dr Suite 200 Charlotte, NC 28273
STREET ADDRESS: 233 Birdwell Ct. Goodlettsville, TN 37072	STREET ADDRESS:
MAP & PARCEL NO.: 033-03-0-12.00	

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, Michael R. Fitch and Tracey A. Fitch, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Brian Jay Forsythe, a single 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 Exhibit A

This is improved property known as: 233 Birdwell Ct., 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 28 day of January, 2019.

X Michael R. Fitch
Michael R. Fitch

X Tracey A. Fitch
Tracey A. Fitch

State of Florida } ss
County of Orange

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael R. Fitch, 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 28 day of January, 2019.

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

Allyson E. McConnell
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF973777
Expires 7/18/2020

Notary Public
My commission expires _____

State of Florida } ss
County of Orange

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tracey A. Fitch, 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 28 day of January, 2019.

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

Allyson E. McConnell
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF973777
Expires 7/18/2020

Notary Public
My commission expires _____

FRS File No.: 813603 Customer File No.: VOL_X18200 Michael Fitch

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Birdwell Subdivision of record in Plat Book 8250, Page 409, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael R. Fitch and Tracey A. Fitch, husband and wife by Warranty deed from Jimmy A. Lance and Linda R. Lance, husband and wife of record in Instrument No. 20110720-0055405 Register's Office for Davidson County, Tennessee, dated July 14, 2011 and recorded on July 20, 2011.

(Value of consideration shown in aforementioned deed $190,000.00.)

Being also known as 233 Birdwell Ct. Goodlettsville, Tennessee 37072.

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.

Penny Y. Ray
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