Karen Johnson Davidson County
Batch# 204011 DEEDWARR
03/08/2019 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $873.20
20190308-0021665

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 1902085

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $236,000.00.

Affiant

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 8th day of March, 2019.

Notary Public
My Commission Expires: 4/5/20

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Thomas Fortier	Cardinal Financial Co.	97-2-A-232 CO
3920 Hoggett Ford Road	DBA Peoples Home Equity	
Hermitage, TN 37076	3701 Arco Corporate Dr. Ste 200 Charlotte, NC 28273	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Darren Shane Baker, unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Thomas Fortier, a single man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 232 on the plan of Villages of Riverwood, Section One, Phase 3B, Revision One of record in Instrument No. 20120502-0037433, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Darren Shane Baker, married, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated February 28, 2013, of record in Instrument No. 20130304-0021095, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3920 Hoggett Ford Road, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The subject property is neither the principle residence of spouse, ex-spouse, nor any dependent.

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

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 my hand this 1st day of March, 2019.

Darren Shane Baker

Darren Shane Baker

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Darren Shane Baker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, this 1st day of March, 2019.

TABITHA J. KING
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 4/10/21

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.