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

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $321,000.00.

Affiant

File Number: 1902095

Karen Johnson Davidson County
Batch# 208253 DEEDWARR
03/21/2019 09:33:49 AM 2 pgs
Fees: $13.00 Taxes: $1,187.70
20190321-0025625

Subscribed and sworn to before me, this 20th day of March, 2019.

Notary Public
My Commission Expires: 12-19-20

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Jacqueline Fountain	Citizens One Home Loans	172-04-0A-106.00-CO
1283 Brentwood Highlands Drive	6100 Tower Circle, ste 600	
Nashville, TN 37211	Franklin, TN 37067	

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, Kevin R. Hansen and Mary S. Hansen, husband and wife, as joint tenants with rights of survivorship and not as tenants in common, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jacqueline Fountain, an unmarried woman, 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. 99 on the Plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands) of record in Plat at Instrument No. 20010920-0101749, 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 Daniel R. Harris and wife, Mary S. Harris by Warranty deed from Corinthian Custom Homes, Inc, a Tennessee Corporation of record in Instrument No. 20030530-0073269 Register's Office for Davidson County, Tennessee, dated May 29, 2003 and recorded on May 30, 2003.

Being the same property conveyed to Mary Stewart Harris by Quitclaim deed from Daniel R. Harris, a single person of record in Instrument No. 20120206-0010339 Register's Office for Davidson County, Tennessee, dated February 02, 2012 and recorded on February 06, 2012.

Being the same property conveyed to Kevin R. Hansen and Mary S. Hansen, husband and wife, as joint tenants with rights of survivorship and not as tenants in common by Quitclaim deed from Mary S. Hansen, f/k/a Mary Stewart Harris, a married woman who acquires title without marital status of record in Instrument No. 20180813-0079641 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 13, 2018.

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 1283 Brentwood Highlands Drive, Nashville, TN 37211.

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.

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 20th day of March, 2019.

Kevin R. Hansen

Mary S. Hansen

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 Kevin R. Hansen and Mary S. Hansen 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 Brentwood, TN, this 20th day of March, 2019.

Notary Public at Large
My Commission Expires: 11/17/19

Rutherford County Notary Public State of Tennessee Katelyn Taylor