THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 210545 DEEDWARR
03/27/2019 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20190327-0027774

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
George Wauford and Linda Wauford 508 St. Paul Dr. Hermitage, TN 37076	new owner	074-12-0-001.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Dillon R, Fletcher, a single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **George Wauford and Linda Wauford, Husband and wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 837 on the Plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page 62, in the Register's Office for Davidson County, Tennessee, 10 which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dillon R. Fletcher, a single man, by Warranty Deed from Erick W. Crawford and wife, Caren Leigh Crawford, of record on April 20, 2015, at Instrument No. 20150420-0034798, Davidson County Register of Deeds.

This is property commonly known as 168 Jacksonian Drive Nashville, TN 37076.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 27 **day of March, 2019**:

Dillon R. Fletcher

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 **Dillon R. Fletcher**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27 day of March, 2019:

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE
NOTARY PUBLIC
AARON FORTNER
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$230,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 27 DAY OF March, 2019.

Notary Public

My Commission Expires: 7-17-22

STATE OF TENNESSEE
NOTARY PUBLIC
AMY FREDRICKSON
COUNTY OF WILLIAMSON

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

