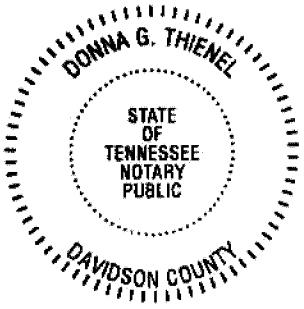
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: July 8, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alberto Forero	U.S. Bank N.A.	172 09 0A 255.00
(NAME)	(NAME)	Karen Johnson Davidson County
1241 Lighthouse Place	4801 Frederica Street	Batch# 217913 DEEDWARR
(ADDRESS)	(ADDRESS)	04/15/2019 12:06:30 PM 3 pgs
Brentwood, TN 37027	Owensboro, KY 42301	Fees: $18.00 Taxes: $1,437.45
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190415-0034223

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shaar Forero Properties, Inc., a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alberto Forero**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Final Plat of Section Five B, Banbury Crossing (a Planned Unit Development) of record in Plat at Instrument No. 20040618-0072253, 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 Cynthia B. Price by Warranty Deed from Ronald K. Songstad and wife, Jaynell Songstad dated September 25, 2012 and recorded September 27, 2012 as Instrument No. 20120927-0088069, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Shaar Forero Properties, Inc. by Warranty Deed from Cynthia B. Price, an unmarried woman dated September 22, 2017 and recorded September 25, 2017 as Instrument No. 20170925-0097823, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1241 Lighthouse Place, Brentwood, TN 37027

File Number: FND-1902894FC

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 and assigns forever; and we do covenant with the said Grantees 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 12th day of April, 2019

Shaar Forero Properties, Inc.

BY: _____
William Shaar, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the Presient, William Shaar, within-named Shaar Forero Properties, Inc., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of April, 2019.

_____
Notary Public

My Commission Expires:

(SEAL) 10/7/2019

BARBARA LUCCIOLA COXLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: FND-1902894FC

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
My Commission Expires 05-06-2019