Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 226420 DEEDWARR
05/06/2019 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $850.63
20190506-0042202

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $229,900.00.

Affiant

Subscribed and sworn to before me, this 24th day of April, 2019.

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires: 12.12.20

05-1903-67502

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ryan G. Westbrooks	Churchill Mortgage Corp.	064-16-0-E-063.00
	761. Old Hickory Blvd #400	CO
544 Griffin Circle		
Hermitage 37076	Brentwood, TN 37027	

WARRANTY DEED

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, **Crystal Foster**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ryan G. Westbrooks**, hereinafter called the Grantees, their successors 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 Unit No. 63, in Building 17, on the Plan of The Townhomes of Truxton Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20061025-0132473; Instrument No. 20061106-0137656; and Instrument No. 20071105-0130490, Register's Office for said County, said Unit being depicted on the Site Layout. Exhibit Plat shown attached as Exhibit "A-1" to the aforementioned said Declaration, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Crystal Foster, a single woman by deed from Eunice A. Smithey, unmarried, dated May 28, 2015, recorded June 5, 2015, of record in Instrument No. 20150605-0053124, 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 544 Griffin Circle, Hermitage, 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 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. 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 24th day of April, 2019.

Crystal Foster

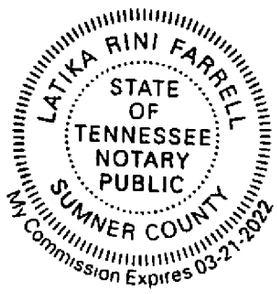
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Crystal Foster**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, , this 24th day of April, 2019.

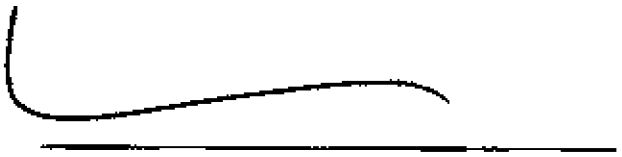
Notary Public

My Commission expires: 03/21/2022



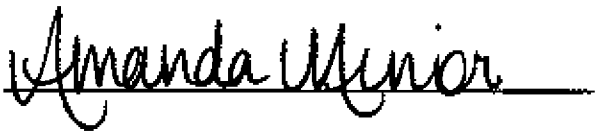
Certification of Authenticity
for Electronically Filed Document

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.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

