Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of May, 2019.

Notary Public
My commission expires: 6.13.22

LORI C. WARREN — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 236168 DEEDWARR
05/30/2019 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20190530-0051027

02-1903-50640

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Lynsa Nguyen	Fifth Third Bank	173-11-0-A-064.00 CO
708 Kelsey Court	5001 Kingsley Drive	
Antioch TN 37013	Cincinnati, OH 45227	

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, **Angela Wilson, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lynsa Nguyen,** unmarried , 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 Lot No. 43, on the Plan of Section Two, Stanford Village, RS10 Cluster Development, of record in Instrument No. 20010226-0017614, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela M. Wilson and Andrew P. Wilson, husband and wife by deed from Dorothy Ann Shearon, unmarried, dated September 15, 2011, recorded September 19, 2011, of record in Instrument No. 20110919-0072561, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Angela Wilson, an unmarried woman by deed from Andrew P. Wilson, an unmarried man, dated April 26, 2016, recorded May 17, 2016, of record in Instrument No. 20160517-0049253, Register's Office for Davidson County, Tennessee. Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee at Nashville on April 5, 2016, Case No. 16D-228.

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 708 Kelsey Court, Antioch, TN 37013.

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 23th day of May, 2019.

Angela Wilson

Angela Wilson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Angela Wilson**, 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 Brentwood, TN, this 23th day of May, 2019.

Julie Dyess

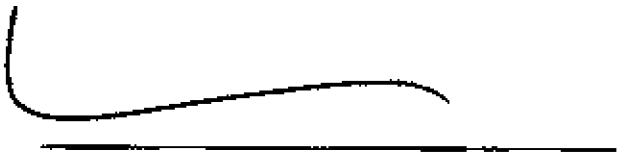
Notary Public

My Commission expires: 8/11/20



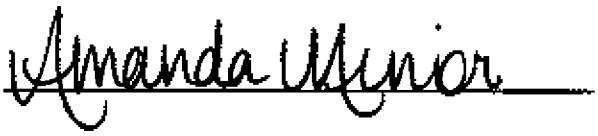
Certification of Authenticity
for Electronically Filed Document

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:

