Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER
The actual consideration or value, whichever is greater, for this transfer is $159,000.00.

Affiant

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

Subscribed and sworn to before me, this 26th day of June, 2019.

Notary Public
My commission expires: 03/21/2022

05-1905-67531

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Timothy McBride 126 Habersham Court Goodlettsville TN 37072	Timothy McBride New Owner	026-06-0-013-00

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, **Xenia Roose and Kenya Oliver, Married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Timothy James McBride, An Unmarried Man**, 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. 13, on the Plan of Resubdivision of Windsor Green, Phase 1, Sec 1, Lots 1-18, of record in Book 6250, Page 374, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Xenia Roose, an unmarried woman by deed from Christopher M. Bowling, a married man, dated November 29, 2016, recorded November 30, 2016, of record in Instrument No. 20161130-0125637, Register's Office for Davidson County, Tennessee. Joey Lynn, spouse of Christopher M. Bowling, joined in this instrument to convey her marital interest, if any, in subject property.

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 126 Habersham Court, Goodlettsville, TN 37072.

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.

Karen Johnson Davidson County
Batch# 250427 DEEDWARR
06/28/2019 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $588.30
20190628-0063179

WITNESS my hand this 26th day of June, 2019.

Xenia Roose

Kenya Oliver

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Xenia Roose**, 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 Hendersonville, TN, this 26th day of June, 2019.

Notary Public

My Commission expires: 03/21/2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, KENYA OLIVER, WITH WHOM I AM PERSONALLY ACQUAINTED (OR PROVED TO ME ON THE BASIS OF ~~this~~ ~~instrument~~ SATISFACTORY EVIDENCE), AND WHO ACKNOWLEDGED THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND IN HENDERSONVILLE, TN, THIS 26TH DAY OF JUNE, 2019

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

201906280063179

True Copy Certification

I, LATIKA RINI FARRELL, 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.

Signature

State of TENNESSEE

County of Sumner

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, Latika Rini Ferrell, 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: 03/08/21

SETH A. DEARINGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY