Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 264425 DEEDWARR
07/31/2019 10:31:21 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20190731-0075364

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July 2019

Notary Public
My commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Justin Day & Kayleigh Wettstein	Franklin Synergy Bank	087-05-0A-006.00
3920 Lakeridge Run	722 Columbia Avenue	
Nashville, TN 37214	Franklin, TN 37064	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Discover TN Realty, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Justin Day and Kayleigh Wettstein, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Farmingham Woods, Phase I, of record in Book 7900, page 228, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Discover TN Realty, LLC by Warranty Deed from Steven G. Fenton and Susan E. Fenton, husband and wife, dated June 28, 2019 of record as Instrument No. 20190701-0063479, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to easements and restrictions of record in Book 7900, page 22, Book 8238, page 176, and as amended in Book 8351, page 533 and Book 8447, page 635 and supplemented by supplementary declarations of record in Book 8423, page 784 and re-recorded in Book 8424, pgae 426); Book 8702, page 528; Book 9006, page 409 and Book 9006, page 414, Book 8245, page 768 and Instrument No. 20020603-0066713, Register's Office for Davidson County, Tennessee.

This property is improved property known as 4013 Farmingham Woods Dr, Hermitage, TN 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 29th day of July, 2019.

Discover TN Realty, LLC

By: Monica Pruitt
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Monica Pruitt, Authorized Representative for Discover TN Realty, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of July, 2019.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2019076326

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020