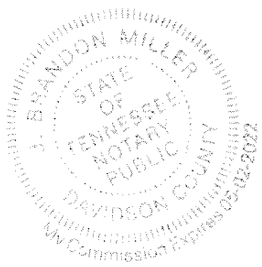
Karen Johnson Davidson County
Batch# 268440 DEEDWARR
08/07/2019 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20190807-0078696

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $279,900.00. Cheryl Ellen Fuller Affiant Subscribed and sworn to before me, this the 2nd day of August, 2019. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lance Rene Hughes Cheryl Ellen Fuller	Bank of Tennessee	01100013600
2727 Greer Road	301 E. Center Street	
Goodlettsville, TN 37072	Kingsport, TN 37660	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KIRK BRAATEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LANCE RENE HUGHES, AN UNMARRIED MAN AND CHERYL ELLEN FULLER, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

CEF LRH by CEF as AIF

The following described property located in Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at point in the northerly margin of Greer Road, a corner to the Van E. Hamlett property, of record in Book 3983, Page 550, Register's Office for Davidson County, Tennessee, said point being 473 feet, more or less, east of the intersection of Ivy Point Road and Greer Road; thence North 00 degrees 15 minutes East 1,043.7 feet to a point; thence North 84 degrees 08 minutes East 261.0 feet to a point; thence South 03 degrees 37 minutes East 872.0 feet to a point in the northerly margin of Greer Road; thence with the said margin of said road, South 56 degrees 09 minutes West 359.0 feet, more or less, to the point of beginning, containing 6.22 acres, more or less.

Being the same property conveyed to Kirk Braaten by Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20110805-0060471 Register's Office for Davidson County, Tennessee, dated July 28, 2011 and recorded on August 5, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2727 Greer Road, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of August, 2019.

Kirk Braaten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kirk Braaten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of August, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5.2.2022

