THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 269597 DEEDWARR
08/12/2019 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20190812-0079725

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Benjamin Harrington and Sheri Stewart 6912 Sunnywood Drive Nashville, TN 37211	New Owner	173-09-0A-145.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Rex T. Way and wife, Kandice Way**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Benjamin James Harrington and Sheri Alana Stewart, husband and wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County. Tennessee, being Lot 211, on the Plan of Section Two, Lenox Village II, (formerly Addition to Sugar Valley) RS10 Cluster Lot Subdivision as shown on plat of record in Instrument No, 20030203-0014134, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyle C. Way, unmarried, and Rex Taylor Way, unmarried, by Warranty Deed from Francis K. Villei, unmarried, of record on August 1, 2006, at Instrument No.20060801-0093441, Davidson County Register of Deeds. Further being the same property conveyed to Rex T. Way, unmarried, by Quitclaim Deed from Kyle C. Way, unmarried, of record on April 10, 2014, at Instrument No. 20140410-0030066, Davidson County Register of Deeds.

Rex T. Way is now married to Kandice Way, who joins here only to convey any marital interest she may have.

This is property commonly known as 6912 Sunnywood Drive Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 9 **day of August, 2019**:

Rex Taylor Way
Rex Taylor Way

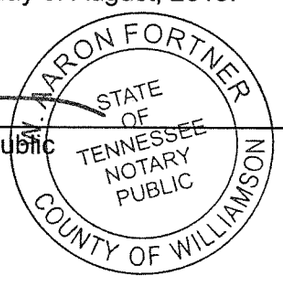
Kandice Way
Kandice Way

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rex Taylor Way and Kandice Way** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9 day of August, 2019:



Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$358,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 9 DAY OF August, 2019.

Notary Public

My Commission Expires: _____



NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)