Karen Johnson Davidson County
Batch# 280637 DEEDWARRSP
09/04/2019 01:14:30 PM 4 pgs
Fees: $23.00 Taxes: $3,200.50
20190904-0089346

SPECIAL CORPORATE WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
7161 Bishop Road
Suite 250
Plano, TX 75024
812238 2018-35682
FRS Dallas Closers

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Donld C. Williams	NAME: Donald C. Williams
STREET ADDRESS: 914A Gale Lane Nashville, TN	STREET ADDRESS: 914A Gale Lane
MAP & PARCEL NO.: 118-06-0C-001.00-CO 37204	Nashville, TN 37204

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, National Residential Nominee Services Inc., a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 7161 Bishop Road, Suite 250, Plano, TX 75024, hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto Donald C. Williams and Susan Z. Williams, husband and wife, hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Attached Exhibit "A"

This is improved property known as: 914A Gale Lane, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

WITNESS MY/OUR SIGNATURE(S) THIS 27 day of August, 2019 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

National Residential Nominee Services Inc.

By: _____

Printed Name: Sherri Fowler

Its: Vice President

(Corporate Seal)

State of Texas } ss

County of Collin

Before me, Heather Gene Perkins, a Notary Public of the State and County aforesaid, personally appeared Sherri Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Vice President of the National Residential Nominee Services Inc., the within named grantor, a corporation, and that he/she as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as Vice President.

Witness my hand and official seal, at office in Plano TX, this 19th day of August, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

HEATHER GENE PERKINS
Notary ID #129672344
My Commission Expires
January 11, 2022

Heather Gene Perkins
Notary Public
My commission expires 1/11/22

STATE OF Georgia

COUNTY OF Gwinnett

The actual consideration or value, whichever is greater, for this transfer is $ 865,000.00.

Subscribed and sworn to before me, this 27 day of August, 2019.

DEBRA M DZINA
NOTARY PUBLIC
My Commission Expires
03-14-2023
GWINNETT COUNTY, GEORGIA

My Commission Expires:

Kara Gilbert
Affiant

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Unit A of Gale Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for Gale Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20110224-0015142, easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Gale Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20110224-0015142, and By-Laws appended thereto as Exhibit "C" in said Register's Office, as incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to National Residential Nominee Services, Inc. by Warranty Deed from Michael Moore and Sarah Moore, husband and wife of record in Instrument No. 20190513-0044586, Register's Office for Davidson County, Tennessee, dated December 11, 2018 and recorded on May 13, 2019.

Certificate of Authenticity

I, NATHAN BYERLY, 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.

Settlement Agent:

McMichael & Gray, PC

By: _____
Nathan Byerly

State of Georgia

County of Gwinnett

Personally appeared before me, Paul Jaretsky, a notary public for this county and state, Nathan Byerly who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me
this 23rd day of August 2019.

_____
Notary Public

My Commission Expires:

(NOTARY SEAL)

PAUL JARETSKY NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 22, 2020