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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $322,900.00

Affiant

Subscribed and sworn to before me, this 12th Day of August, 2019

Notary Public
My commission expires: 3/13/22

Karen Johnson Davidson County
Batch# 283062 DEEDWARR
09/09/2019 04:01:48 PM 2 pgs
Fees: $13.00 Taxes: $1,194.73

20190909-0091049

Address of New Owner:	Send Tax Bills to:	Tax Information
Scott Morgan 4069 Liberton Way Nolensville, TN 37135	CBC National Bank 3010 Royal Blvd. S, #230 Alpharetta, GA 30022	187-09-0A-107.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larissa Mimata and Sergio Mimata, wife and husband,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Scott A. Morgan, a single person** 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. 107 on the Plan of Phase Eight, Burkitt Village, an SP Subdivision, as of record in Instrument No. 20170816-0084229, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Larissa Mimata and Sergio Mimata, husband and wife, by Warranty Deed from Leemore Jewelers, Inc., a New York Profit Corporation d/b/a Hearten Home Builders dated August 15, 2018 of record as Instrument No. 20180829-0085534, Register's Office for Davidson County, Tennessee. Power of Attorney of record as Instrument No. 20190909-0091048, 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 Register's Office for Davidson County, Tennessee.

This property is improved property known as 4069 Liberton Way, Nolensville, TN 37135

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 12th day of August, 2019.

Larissa Mimata

Sergio Mimata by Larissa Mimata his Attorney in Fact

Sergio Mimata by Larissa Mimata his attorney in fact

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 **Larissa Mimata,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 12th day of August, 2019.

Notary Public

My Commission expires: 7-6-2020

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On August 12, 2019, before me personally appeared, **Larissa Mimata**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Sergio Mimata**, and who acknowledged that he executed the same as the free act and deed of **Sergio Mimata**.

Witness my hand and official seal at Brentwood, Tennessee, this the 12th day of August, 2019.

Notary Public

My Commission expires: 7-6-2020

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

FILE NO: 2019076328