STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $226,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of November, 2019.

NOTARY PUBLIC

My commission expires: 9-20-2020

JUSTIN MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jeanamrie Visconti and Patrick Higgins (NAME)	Citizens Bank, NA (NAME)	050-16-0A 016.00
421 Vailview Drive (ADDRESS)	6100 Tower Circle, Ste 600 (ADDRESS)	
Nashville, TN 37207	Franklin, TN 37067	

Warranty Deed

For and in Consideration of the sum of $226,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Aukje D. Reeves, an unmarried person,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jeanamrie Visconti, a single woman and Patrick Higgins, a single man,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot 16, on the plan of SKYLINE VILLAGE, as shown on plat record in Instrument No. 20050418-0042718, in the Register's Office, Davidson County, Tennessee, of which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to AUKJE D. REEVES, A(N) UNMARRIED PERSON by deed from FV-1, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, of record in Instrument No. 20141023-0097824, said Register's Office.

This property is __unimproved _X_improved property known as: 421 Vailview Drive, Nashville, TN 37207.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Karen Johnson Davidson County
Batch# 318847 DEEDWARR
11/25/2019 10:16:12 AM 2 pgs
Fees: $13.00 Taxes: $836.20
20191125-0121352

Witness our hands this 20th day of November, 2019.

Aukje D. Reeves

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aukje D. Reeves, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of November, 2019.

Notary Public
My Commission Expires: 07/20/2021

NOTARY PUBLIC

DEREK BERNAT
Notary Public, State of Florida
Commission# GG 126664
My comm. expires July 20, 2021

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122