WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brittany Sky McRay	Shelter Lending Services	062020B18200CO
(NAME)	(NAME)	
4143 Longfellow Drive	P. O. Box 740039	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Cincinnati, OH 45274-0039	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 326605 **DEEDWARR**
12/09/2019 09:16:16 AM 2 pgs
Fees: $13.00 Taxes: $1,102.60

20191209-0126555

For and in consideration of the sum of ten dollars, 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 **Tyler Fosnes and Nikki Fosnes, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brittany Sky McRay and Michael Thomas McRay, wife and husband**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 188, on the plan of Abbington Park Phase One Section Four, of record in Instrument No. 20050110-0003256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tyler Fosnes and Nikki Fosnes by Warranty Deed from Stephen S. Young and wife, and Laura B. Young, dated 11/30/2015 and recorded 12/03/2015, of record in Instrument 201512030122119, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated as of the date of closing and assumed by the Grantee herein; All matters shown on the plat of record in Instrument 200501100003256, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200104020031520, Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200302130020075, and Amendment Recorded as Instrument No. 200502010011849, Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200810080101931, and Scrivener's Affidavit of record in Instrument No. 200810310108645, Register's Office for Davidson County, Tennessee; Storm Detention Agreement recorded 01/09/2003 of record in Instrument 200301090004246, Register's Office for Davidson County, Tennessee; Charter of record in Instrument 200303030027405, Register's Office for Davidson County, Tennessee; Conveyance of Common Areas in Quitclaim Deed of record in Instrument 200502010011847, Register's Office for Davidson County, Tennessee; By-laws of record in Instrument 200303030027406, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4143 Longfellow Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 6th day of December, 2019.

Tyler Fosnes

Nikki Fosnes

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tyler Fosnes and Nikki Fosnes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of December, 2019.

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

Notary Public:
My Commission Expires: 2/22/20

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122