Prepared by:
Record and Return to:.
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0809

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of December, 2019

Notary Public

Commission Expires: 05/08/2021

STATE OF TENNESSEE NOTARY PUBLIC M ALEXIS MENDL COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 336599 DEEDWARR
12/31/2019 08:28:16 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20191231-0134704

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wayne Lawrence Faulkner 7629 Kemberton Drive East Nolensville, TN 37135	NEW OWNER	186-04-0A-154.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Raymond S. Victoria and Melissa S. Victoria, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wayne Lawrence Faulkner, Jr., a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 284 on the Final Plat of Burkitt Place, Phase 2G, Cluster Lot Subdivision PUD of record in Plat at Instrument No. 20070514-0057216, and Instrument No. 20070628-0077531, in the 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 Raymond S. Victoria and Melissa S. Victoria, husband and wife by Warranty Deed from Scott Malott and Lisa Malott, husband and wife of record in Instrument No. 20140904-0081134, Register's Office for Davidson County, Tennessee, dated August 22, 2014 and recorded on September 04, 2014. (Value of consideration shown in aforementioned deed $300,000.00.) Being also known as 7629 Kemberton Drive East, Nolensville, Tennessee 37135.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7629 Kemberton Drive East, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the

lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the ___ day of December, 2019.

Raymond S. Victoria

Melissa S. Victoria

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Raymond S. Victoria and Melissa S. Victoria** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 12/13/2019, Florida this 13th day of December, 2019.

Notary Public
My Commission Expires: June 21, 2021

(Notary Seal)

MAJDA ESSADIK
NOTARY
My Comm. Expires
June 21, 2021
No. GG 117487
Bonded through CNA Surety
PUBLIC
STATE OF FLORIDA