WARRANTY DEED

Karen Johnson Davidson County
Batch# 340446 DEEDWARR
01/08/2020 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $741.85
20200108-0002867

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,500.00.

Claire Jenkins
Affiant

Subscribed and sworn to me on 01/06/2020.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William Aaron Fortner 5855 Brentwood Trace Brentwood, TN 37027	William Aaron Fortner 142 Riverwood Drive Franklin, TN 37069	160-14-0B-151.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Amanda Brooke Vick, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto William Aaron Fortner, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Located in Davidson County, Tennessee, being Unit No. 5855, in Brentwood Trace Condominiums, recorded in Book 5200, Page 219, as revised in Book 5200, Page 230 and Book 5200, Page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, Page 415, as amended in Book 5545, Page 510, Book 5537, Page 988, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.
>
> Being the same property conveyed to Amanda Brooke Vick by Warranty Deed from Johnny C. Byrd, Jr., and wife, Gina P. Peacock-Byrd, dated May 23, 2000 and recorded May 24, 2000, of record in Instrument No. 200005240052152, Register's Office for Davidson County, Tennessee.

This is improved property known as 5855 Brentwood Trace, Brentwood, Tennessee 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 01/06/2020.

Amanda Brooke Vick

Amanda Brooke Vick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 01/06/2020, before me personally appeared Amanda Brooke Vick, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 01/06/2020.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 11-8-2021



Certificate of Authenticity

I, John Cobb Rochford., 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY