Karen Johnson Davidson County
Batch# 352520 DEEDWARR
02/03/2020 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $688.20
20200203-0012183

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $186,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of January, 2020.

NOTARY PUBLIC

My commission expires: 4-22-23

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON 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:
Heidi Rebecca Goforth	Cross Country Mortgage, LLC	064-16-0C-040.00 CO
(NAME)	(NAME)	
1201 Wembley Drive	6850 Miller Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brecksville, OH 44141	

Warranty Deed

For and in Consideration of the sum of $10.00 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 **SH Investments, LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Heidi Rebecca Goforth, an unmarried woman**, 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(s) 50, as shown on the map entitled the Plan of Section Two, Wembley Downs, of record in Plat Book 7900, page 363, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEVEN R. HICKEY AND SAMANTHA G. HICKEY, by deed from TERRY WAYNE DRAUGHON AND ELANE R. DARUGHON, of record in Instrument No. 20170821-0085458 , dated August 15, 2017 , said Register's Office. Being further conveyed to SH INVESTMENTS, LLC, by quitclaim deed from STEVEN R. HICKEY AND SAMANTHA G. HICKEY, of record in Instrument No. 20171031-0111447, dated October 27, 2017, said Register's Office.

This property is **improved** property known as: 1201 Wembley Drive, Hermitage, TN 37076.

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.

Witness our hands this 31st day of January, 2020.

SH Investments, LLC

BY: _____ Managing Member
Samantha G. Hickey, Managing Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Samantha G. Hickey**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Managing Member** (or other officer authorized to execute the instrument) of **SH Investments, LLC**, the within named bargainor, a Tennessee limited liability company, and that she as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Managing Member.

Witness my hand and official seal, this the 31st day of January, 2020.

_____
Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
(SEAL)
WILSON COUNTY