Karen Johnson Davidson County
Batch# 372858 DEEDWARR
03/16/2020 10:40:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20200316-0028715

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 2600 Dallas Parkway Suite 550 Frisco, TX 75034 830954 2020-01679 Terry Chandler	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 285,000.00 Affiant Subscribed and sworn to before me, this the 13th day of March Notary Public My commission expires: 2/12/23 (Affix Seal)

AMY CROSS MANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Robert Shelton	NAME: First Choice Lenders Service
STREET ADDRESS: 2430 Anson Lane, Nashville, TN 37211	STREET ADDRESS: 9821 Cogdill Rd Ste 2 Knoxville, TN 37932
MAP & PARCEL NO.: 173090A83300CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Latoya D. Boone, an unmarried woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Robert Shelton, an unmarried man

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See the Exhibit "A"

This is improved property known as: 2430 Anson Lane, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 02 day of March, 2020.

X _____
Latoya D. Boone

State of Virginia
City
County of Richmond } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Latoya D. Boone, single (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 2nd day of March, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

_____
Notary Public
My commission expires April 30, 2023

Lori D. Swanson
Commonwealth of Virginia
Notary Public
Commission No. 281564
My Commission Expires 4/30/2023

EXHIBIT A

Land in Davidson County, Tennessee, being all of Lot No. 692, on the Plan of Resubdivision of Lots 690 through 694, Section Three of Phase Eight, Lenox Village Subdivision, of record as Instrument No. 20100405-0024715, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Latoya D. Boone, unmarried woman, by deed from Jeffrey B. Smith and Morgan A. Smith, husband and wife, of record in Instrument No. 20170829-0088508, and corrected by Scrivener's Affidavit of record in Instrument No. 20170914-0093940 Register's Office for Davidson County, Tennessee, and dated August 28, 2017.

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY