Karen Johnson Davidson County
Batch# 448982 DEEDWARR
08/03/2020 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20200803-0085328

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Theresa M Harmon
Affiant

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me this 30th day of July, 2020.

Notary Public
My Commission Expires: 3/12/2024

2020-453

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elizabeth Harper	F&M Bank	
228 Windsor Chase Court	50 Franklin St.	064-16-0E-002.00-CO
Hermitage, TN, 37076	Clarksville, TN 37040	

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, we

Alyssa R. Favreau and David J. Favreau, wife and husband,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Elizabeth Harper, single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being all of Unit 2, in Building. 1, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions, and Restrictions filed for record in Inst No. 20061025-132473, and amended in Inst. No. 20061106-0137656, Registers Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Alyssa R. Favreau and David J. Favreau, wife and husband by Warranty deed from Leslie Will, unmarried of record in Instrument No. 20160405-0032746 Register's Office for Davidson County, Tennessee, dated April 01, 2016 and recorded on April 05, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **228 Windsor Chase Court, Hermitage, TN 37076.**

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 do 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 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 our hands this 30th day of July, 2020.

Alyssa R. Favreau

David J. Favreau

STATE OF FLORIDA
COUNTY OF SEMINOLE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allyssa R. Favreau and David J. Favreau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lake Mary, Florida, this 30th day of July, 2020.

STEVEN IRWIN SORKIN
Notary Public - State of Florida
Commission # GG 311191
My Comm. Expires Mar 17, 2023
Bonded through National Notary Assn.

Notary Public
My Commission Expires: March 17, 2023

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM