Karen Johnson Davidson County
Batch# 490449 DEEDWARR
10/06/2020 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20201006-0115662

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

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

Notary Public
My commission expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Lyndsay Marie Fairchild 3802 Hoggett Ford Rd. Nashville, TN 37076	Churchill Mortgage Corp. 1749 Mallory Ln, Suite 100 Brentwood, TN 37027	097-02-0A-203.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Lauren Nicole Vozza, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Lyndsay Marie Fairchild, a single woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 203 on the Plan of Villages of Riverwood, Section One, Phase 3C, Revision One, of record in Instrument No. 20130405-0033853, Register's Office for Davidson County, Tennessee, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lauren Nicole Vozza, an unmarried woman, by Deed from Elizabeth G. Jones, an unmarried woman, of record in Instrument No. 20171228-0131991, Register's Office for Davidson County, Tennessee, and dated December 22, 2017.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Villages of Riverwood of record in Instrument No. 20130405-0033853 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20080408-0035557, 20140424-0034615, and amended in Instrument No. 20170906-0091483 and all of record Register's Office for Davidson County, Tennessee.

This property is improved property known as 3802 Hoggett Ford Road, Nashville, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 30th day of September, 2020.

Lauren Nicole Vozza

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of September, 2020, before me personally appeared Lauren Nicole Vozza, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2020.

Notary Signature
My commission expires: 7/12/23

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, 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 herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY