Davidson County DEEDWARR
Recvd: 09/01/16 10:10 3 pgs
Fees:18.00 Taxes:717.80

**20160901-0091909**

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Road**
**Mt. Juliet, TN 37122**

JACKIE MALONE
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $194,000.00.**

Affiant

**Subscribed and sworn to before me, this 31 day of September, 2016.**

Notary Public
My commission expires: 04-03-2020

**06-1608-76518**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Tyler Lopez | Pinnacle Bank | 151-01-0-A-078.00 CO |
| 3404 Bridgeton Cove | 150 3rd Ave South, Ste. 900 | |
| Antioch TN 37013 | Nashville, TN 37201 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William M. Gwinn and Amy N. Gwinn, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tyler Lopez, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 78, on the Plan of Chatham Pointe, of record in Book 6900, Pages 444, 445, 446, and 447, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William M. Gwinn and wife, Amy N. Gwinn by deed from Patrick T. Beaudoin and wife, Karen Jackson Beaudoin, dated November 13, 1996, recorded December 2, 1996, of record in Book 10276, Page 775, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3404 Bridgeton Cove, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30 day of August, 2016.

William M. Gwinn

Amy N. Gwinn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William M. Gwinn and Amy N. Gwinn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 30th day of August, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 04/06/2020

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
April 6, 2020

# True Copy Certification

I, Christi M. Johnston, 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 Wilson

Personally appeared before me, Gail Hudson[Name of Notary], a notary public for this county and state, Christi M. Johnston[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: _____

{Notary' Seal}