THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P18-9121-BW	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **155,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF MAY, 2018. Notary Public MY COMMISSION EXPIRES: 8.4.20 (AFFIX SEAL)

Bill Garrett Davidson County
Batch# 91369 **DEEDWARR**
05/14/2018 09:37:09 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20180514-0045680

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
My Commission Expires AUG 4, 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Miranda	New Owner	MAP
5170 Hickory Hollow Pkwy-Unit 261		PARCEL 163-05-0B-071.00-CO
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Sherrie Gupton Pewitt, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam X. Miranda an unmarried man and Robert A. Bridges, a married man as joint tenants with rights of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. 71 on the Plan of Phase II, Mill Park (Formerly Hickory Hollow Townhomes), a Horizontal Property Regime (Private Element) of record in Plat at Instrument No. 20000706-0066999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sherrie R. Gupton, unmarried by Warranty Deed from York Construction, LLC of record in Instrument No. 20021202-0148297 Register's Office for Davidson County, Tennessee, dated November 27, 2002 and recorded on December 02, 2002.

The said Sherrie R. Gupton having since married and is now known as Sherrie Gupton Pewitt.

The said Quentin Mark Pewitt joins in this conveyance to convey any and all marital interest he may have in said property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5170 Hickory Hollow Pkwy-Unit 261, 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 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 hand(s) this the 8th day of May, 2018.

Sherrie Gupton Pewitt

Sherrie Gupton Pewitt

Quentin Pewitt

Quentin Mark Pewitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sherrie Gupton Pewitt and Quentin Mark Pewitt** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of May, 2018.

My Commission expires: 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY