Bill Garrett Davidson County
Batch# 119167 DEEDWARR
07/23/2018 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20180723-0071385

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$405,000.00.**

Kimberly Board
Affiant

Subscribed and sworn to before me, this 20th day of July, 2018.

Notary Public

My commission expires: 9-30-2019
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
**GREENVUE TITLE & ESCROW, LLC**
**2207 Crestmoor Road, Suite 101**
**Nashville, TN 37215**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **AMANDA M. MORRIS AND DAVID CHAPLAIN** | **NEW OWNER** | **172-05-0B-138.00 CO** |
| **432 Carphilly Ct** | | |
| **Brentwood, TN 37027** | | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,
**KYLE PRINS AND BRITTANY LYNNE PRINS, HUSBAND AND WIFE,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**AMANDA M. MORRIS, AN UNMARRIED WOMAN AND DAVID CHAPLAIN, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT 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:

**Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled Final Plat for Sterling Oaks Phase III, of record in Instrument No. 20001122-0115320, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to KYLE E. PRINS, UNMARRIED, by deed from JONATHAN E. THOMAS, III AND WIFE, JENNIFER C. THOMAS, of record in Instrument No. 20150817-0082302, dated August 14, 2015, said Register's Office.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 432 Carphilly Ct, Brentwood, TN 37027.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 20th day of July, 2018.

**KYLE PRINS**

**BRITTANY LYNNE PRINS**

State of Tennessee )
County of Davidson )

On this 20th day of July, 2018before me personally appeared, **KYLE PRINS AND BRITTANY LYNNE PRINS, HUSBAND AND WIFE,** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: 8-20-2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## True Copy Certification

I, John W. Bishop, 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.

J. W. Bishop
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kimberly Beard a notary public for this county and state, John W Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly Beard
Notary's Signature

My Commission Expires: 10-7-19
Notary' Seal (if on paper)

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019