Karen Johnson Davidson County
Batch# 208738 DEEDWARR
03/22/2019 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20190322-0026323

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John A. Davis, unmarried, and Jeffrey P. Davis and Catherine B. Davis, husband and wife 9076 Old Charlotte Pike Pegram, TN 37143	Same	126-02-0A-001.00-C

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Caleb Templeton, Hannah Williams, and Rachel Brewer, Heirs at Law of Paula Templeton, deceased,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **John A. Davis, unmarried, and Jeffrey P. Davis and Catherine B. Davis, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Unit No. 9076 together with the Breezeway in Old Charlotte Pike Condominiums, a Horizontal Property Regime, located on Old Charlotte Road, Pegram, Davidson County, Tennessee, as described in a Master Deed recorded in Book 7627, Page 649, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Old Charlotte Pike Condominiums contained in the Master Deed and Bylaws appended thereto, recorded in Book 7627, Page 656, said Register's Office, is incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Paula Templeton, a single woman by Warranty Deed dated 01/03/2017 from Joseph V. Sweat and Johanna C. Sweat, husband and wife of record in Instrument 201701040000779, Register's Office for Davidson County, Tennessee. The said Paula Templeton having died on May 26, 2018.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 9076 Old Charlotte Pike, Pegram, TN 37143

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 my/our hand(s) this the 21st day of March, 2019.

Caleb Templeton by Robert Brewer as Attorney-in-Fact

Caleb Templeton by Robert Brewer as
Attorney-in-Fact

Hannah Williams

Hannah Williams

Rachel Brewer

Rachel Brewer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Robert Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Caleb Templeton, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Caleb Templeton, the bargainor, by the said Robert Brewer, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 21st day of March, 2019.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Hannah Williams and Rachel Brewer with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 21st of March, 2019.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Dellana Lawhorn, do hereby make my oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19