Karen Johnson Davidson County
Batch# 224257 DEEDWARR
05/01/2019 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $902.80
20190501-0040116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

Subscribed and sworn to before me, this .

Notary Public

MY COMMISSION EXPIRES: October 18, 2020

(AFFIX SEAL)

GILLIAN BUCHANAN KUMMER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward J.Corley, III and Chelsea Jo Bunch husband and wife	New Owner (NAME)	
4224 Brackenwood Dr. (ADDRESS)	(ADDRESS)	064-09-0-196.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Chase Gifford Brittany-Leigh Gifford husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Edward J.Corley, III and Chelsea Jo Bunch husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 36, SOUTHFORK SUBDIVISION, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGES 384 AND 385, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHASE GIFFORD AND BRITTANY-LEIGH GIFFORD, HUSBAND AND WIFE, BY WARRANTY DEED FROM WANDA WILLIAMS, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20160923-0100493, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE 2019 TAXES AND SUBSEQUENT YEARRS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4224 Brackenwood Dr., Old Hickory, TN 37138
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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 .

Chase Gifford

Brittany-Leigh Gifford

WARRANTY DEED
(Continued)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chase Gifford Brittany-Leigh Gifford husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2019.

_____
Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

TRUE COPY CERTIFICATION

I, JILL KUMMER, 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.

Jill Kummer

Jill Kummer

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, LISA HODGES, a notary public for this county and state, JILL KUMMER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 03/24/2020

