Karen Johnson Davidson County
Batch# 227805 DEEDWARR
05/09/2019 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,975.80
20190509-0043591

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,000.00

Cheryl D. Dotson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: 09/25/2019
(AFFIX SEAL)

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Cheryl D Dotson and Jasmine T Dotson	SEND TAX BILLS TO: Cheryl D Dotson and Jasmine T Dotson	MAP-PARCEL NUMBERS
(NAME) 108 Fields Dr.	(NAME) 108 Fields Dr.	05413009500
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(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, **Brandywine Properties LLP, a Tennessee registered partnership,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cheryl D Dotson and Jasmine T Dotson, tenants in common,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 6 on the Plan of Jackson Acres of record in Book 3500, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 100 feet on the westerly margin facing West on Fields Drive and extends back between parallel lines 232.3 feet on the Northerly margin and 229.7 feet on the southerly margin to a deed line in the rear measuring 100 feet more or less on the easterly side.

FOR INFORMATION PURPOSES ONLY: 108 Fields Drive, Old Hickory, TN 37138

Being the same property conveyed to Brandywine Properties, L.L.P. by virtue of that certain Quit Claim Deed dated February 16, 2001, and being of record at Instrument No. 20010216-0015242 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to The Louise H. Wooden Revocable Living Trust by virtue of Quit Claim Deed dated February 27, 1998 at Book 10818, Page 293 in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to Charles T. Wooden and Louise Wooden by virtue of Warranty Deed dated November 23, 1964 at Book 3840, page 279 in the amount of $2,700.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 3500, Page 107, Book 3799, Page 631, Book 8896, Page 550 and 554, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 108 Fields 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 hand this 8th day of May, 2019.

Charles M. Wooden, Partner

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Charles M. Wooden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of Brandywine Properties, LLP, the within name bargainor, a partnership, and that they, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and official seal at office this 8th day of May, 2019.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 09/25/2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019