WARRANTY DEED

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2019 .

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Austin Guillemet	New Owner	107140A02200CO
(NAME)	(NAME)	Karen Johnson Davidson County
327 Lenox Place		Batch# 232847 DEEDWARR
(ADDRESS)	(ADDRESS)	05/21/2019 11:40:30 AM 3 pgs
Goodlettsville, TN 37072		Fees: $18.00 Taxes: $325.60
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190521-0047885

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I Yvette Tisdale, an unmarried woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Austin Guillemet, a married man, hereinafter called the GRANTEE(S), his 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 a part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, Page 50, Register's Office for said County, the part hereby described as being Unit No. 22 on said Plan, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maria D. Brooks, unmarried by Deed from Carson C. Driver, Jr., and wife, Doris B. Driver, dated January 11, 1985 and recorded January 17, 1985 of record in Book 6476, Page 981, Register's Office for Davidson County, Tennessee.

The said Maria D. Brooks died testate on July 14, 2017, devising subject property to Willard Brooks, as evidenced in Affidavit of Hership record in Instrument No. 20181011-0100885, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Yvette Tisdale by Quitclaim Deed from Willard Brooks, dated October 11, 2018 and recorded October 11, 2018 of record in Instrument No. 20181011-0100886 and Scrivener's Affidavit to Correct Quitclaim Deed recorded as Instrument No. 20181031-0107735, Register's Office for Davidson County, Tennessee.

Further, see Order to Sell Real Estate, Case: 17P1650, filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division on May 8, 2019.

Subject to: All matters shown on the plat of record in Book 6250, Page 50, in the Register's Office for Davidson

County, Tennessee; Rights of the Co-Owners of Jack Driver & Son, Inc., in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 6326, Page 790, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1292 Massman Drive, Nashville, TN 37217

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 17th day of May, 2019.

Yvette Tisdale

Yvette Tisdale

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yvette Tisdale, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of May, 2019.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201905210047885

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 Simmons
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Lissa Groom
Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY