STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2019.

Notary Public
MY COMMISSION EXPIRES: 8/11/20
File No. G19-5231

JULIE DYESS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY My Commission Expires 08-11-2020

Karen Johnson Davidson County
Batch# 236850 DEEDWARR
05/31/2019 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20190531-0051671

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brian O'Neal Jordan (NAME)	New Owner (NAME)	173-16-A-268 CO
4113 Russell Branch Court (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Terry Pence and Margie Pence, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian O'Neal Jordan and Sabrina Ray Jordan, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Lot No. 32 on the Plan of Hidden Creek, Phase 5 of record in Instrument No. 20060627-0076912, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Terry Pence and Margie Pence by Deed dated July 24, 2013 from Federal Home Loan Mortgage Corporation, recorded September 4, 2013, in Instrument Number 20130904-0092973, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

50671

[redacted]

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4113 Russell Branch Court, Nashville, TN 37013.

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. Whenever 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 29th day of May, 2019.

Terry Pence

Margie Pence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2019, before me personally appeared Terry Pence and Margie Pence, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of May, 2019.

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Julie Dyess, 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.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Debra Loe, a notary public for this county and state, Julie Dyess, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Loe, Notary Public

My Commission Expires: 11/08/2022

{Notary' Seal}

