(1)

Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 248552 DEEDWARR
06/26/2019 08:13:24 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20190626-0061687

MST 2019-0894

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Coreen Newcomb
Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Lynn Shields II	Gardner Financial Services LTD DBA Legacy Mutual Mortgage	171-03-0A-088.00-CO
(NAME)	(NAME)	
4720 Potomac Lane	3503 Paesanos Pkwy	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	San Antonio, TX 78231	
(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, **Justin Robert Pemberton and wife, Sarah Miriam Pemberton,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Lynn Shields II and Kristan Sheilds, 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:

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Section Four, Fredericksburg of record in Plat Book 7900, Page 749, as shown on Boundary Plat of record in Book 7900, Page 509, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin Robert Pemberton and wife, Sarah Miriam Pemberton by Warranty deed from Stephen A. Sabin and wife, Dawn F. Sabin of record in Instrument No. 20160602-0055574 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 02, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien not yet due and payable. Subject to all matters shown on the P.U.D. Boundary Plan of record in Plat Book 7900, Page 509, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 749, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc., of record in Book 8920, Page 65; Book 9500, page 393; Book 9860, page 840 and Book 10694, page 541, Register's Office for Davidson County, Tennessee. Charter of Fredericksburg Homeowner's Association, Inc. of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee. By-Laws of Fredericksburg Homeowners Association, Inc., record in Book 8920, Page 45, as amended in Book 10694, page 539, in the Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewers and/or Storm Drains of record in Book 7993, Page 269, in the Register's Office for Davidson County, Tennessee. Easement to State of Tennessee of record in Book 7851, Page 712, in the Register's Office for Davidson County, Tennessee. Easements of record in

Book 9698, Page 81; Book 9698, page 124; Book 9607, page 431; and Book 10623, page 831, in the Register's Office for Davidson County, Tennessee. Amenities Area of Fredericksburg Homeowner's Association of record in Book 9443, Page 538 and Plat Book 7900, page 807, in the Register's Office for Davidson County, Tennessee. Conveyance or water main to Metro of record in Book 9698, page 81, in the Register's Office for Davidson County, Tennessee. Conveyance of sanitary sewer to Metro of record in Book 9698, page 124, in the Register's Office for Davidson County, Tennessee.

This property, known as 4720 Potomac Lane, Brentwood, TN 37027
(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 21 DAY OF June, 2019.

Justin Robert Pemberton

Sarah Miriam Pemberton

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin Robert Pemberton and Sarah Miriam Pemberton, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of June, 2019.

Notary Public

My Commission Expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020