Karen Johnson Davidson County
Batch# 266758 DEEDWARR
08/05/2019 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,958.15
20190805-0077508

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,500.00.

Kevin I. Brisco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Landon Russell Turner 1129 Granny White Court Nashville, TN 37204	new owners	131-08-0F-005.00-C

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Kevin I. Brisco and wife, Veronica T. Mallett, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Landon Russell Turner, a single man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, a Certain Condominium Unit, described as follows: Unit 6-B, in a Horizontal Property Regime as shown on the Condominium site plan of Harding Heights Condominium, as of record on Exhibit "A" of the Supplement to the Master Deed of Harding Heights, of record in Instrument No. 20050504-0050176, Register's Office for Davidson County, Tennessee.

The Premise herein is a Condominium apartment established pursuant to the Provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq., of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Harding Heights Condominium, as of record in Instrument No. 20040521-0059693, and as supplemented in Instrument No. 20050504-0050176, said Register's Office.

Being the same property conveyed to Veronica T. Mallett and husband, Kevin I. Brisco by Warranty Deed from 1129 Granny White Court, LLC, a Florida Limited Liability Company, dated 02/27/2017 and recorded 02/28/2017, of record in Instrument 201702280019709, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1129 Granny White Court, Nashville, TN 37204

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 the 31st day of July, 2019.

Kevin I. Brisco

Kevin I. Brisco

Veronica T. Mallett

Veronica T. Mallett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kevin I. Brisco and Veronica T. Mallett, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 31st of July, 2019.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

Certificate of Authenticity

I, John W. Bishop, 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, Emily Betts, a notary public for this county and state, John W. Bishop 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:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 9, 2020