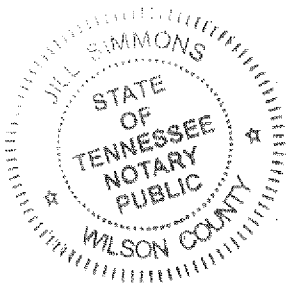
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 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
Whitney A. Dursteler	Whitney A. Dursteler	097160A06100CO
(NAME)	(NAME)	
5528 Peninsula Park Landing	5528 Peninsula Park Landing	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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/we Bo L. Branum and Bethany W. Branum, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Whitney A. Dursteler, an unmarried woman, hereinafter called the GRANTEE(S), his/her/their 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. 93, on the plan of THE PENINSULA PHASE TWO, as shown on plat of record in Book 9700, Page 352, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Bo L. Branum and Bethany W. Branum, husband and wife by Warranty Deed dated 03/21/2013, from Einstman Properties, LLC, a Tennessee limited liability company, of record in Instrument 20130327-0030049, Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Book 9700, Page 352, amended in Book 10547, Page 35, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 9564, Page 693, supplemented and amended in Book 9754, Page 35, Book 9977, Page 359, supplemented in Book 10333, Page 219, amended in Book 11258, Page 85, together with all amendments thereto; ByLaws of record in Book 11181, Page 371, amended in Instrument 20000822-0083193, Instrument 20030313-0033780, in the Register's Office for Davidson County, Tennessee.

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.

Karen Johnson Davidson County
Batch# 269667 DEEDWARR
08/12/2019 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20190812-0079829

File No.: 493983
Warranty Deed TN

unimproved ☐

This is improved ☒ 5528 Peninsula Park Landing, Hermitage, TN 37076
(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 7TH day of August, 2019.

Bo L. Branum

Bethany W. Branum

State of Alabama
County of Autauga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bo L. Branum and Bethany W. Branum, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of August, 2019.

Notary Public:
My Commission Expires: May 13, 2022

ANNIE WITHERSPOON NOTARY PUBLIC ALABAMA STATE AT LARGE

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

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.

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

Notary Public

My Commission Expires: 9-16-2020

