This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #24388.2019

Karen Johnson Davidson County
Batch# 271527 DEEDWARR
08/14/2019 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20190814-0081360

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
David Undis 656 Williamsport Court Nashville, TN 37221	Same	128 03 O B 015.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melissa Linning and Leighton Linning, wife and husband**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **David Undis, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Final Plat of Williamsport Subdivision, Section One, a Residential Planned Unit Development of record in Plat Book 7900, Pages 628 and 629, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melissa Linning and Leighton Linning, wife and husband by Deed from Jimmy L. Petty and wife, Brittany R. Petty and being of record in Instrument Number 20131210-0125254 and as corrected in Instrument Number 20140114-0003502, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2019 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Declaration of Covenants, Conditions and Restrictions and ByLaws of Williamsport homeowners association of record in Book 9144, Page 703, said Register's Office.
4. Charter for Willilamsport homeowners association of record in Book 9144, Page 697,

5. The conveyance of common area to Williamsport homeowners association of record in Book 9363, Page 560, said Register's Office.
6. An easement for sanitary sewers of record in Book 5258, Page 267 and Book 8300, Page 12, said Register's Office.
7. An easement for public utilities of record in Instrument Numbers 20040511-0053728, 20040511-0053729 and 20080409-0035856, said Register's Office.
8. Any and all notes and matters on the Plan of record in Plat Book 7900, Page 607 and Plat Book 7900, Pages 628 and 629, said Register's Office.

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, his heirs and assigns, forever;

AND we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 656 Williamsport Court, Nashville, TN 37221

Executed on this 12th day of August, 2019.

Melissa Linning

Leighton Linning

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Melissa Linning and Leighton Linning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand this 12th day of August, 2019.

Notary Public

THOMAS N JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-10-22

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 12th day of August, 2019.

Leigh Anne Sailors
Notary Public

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS
STATE OF TENNESSEE
NOTARY PUBLIC

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

