WARRANTY DEED

Karen Johnson Davidson County
Batch# 306390 DEEDWARR
10/25/2019 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20191025-0109655

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-19-2020
(AFFIX SEAL)

ASHLEIGH N. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0764

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joshua D. Bales		Map: 136150C00800CO
(NAME) 3424 Old Anderson Road	(NAME) Same as owner	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($180,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VIRGIL R. ASKREN, III AND JUDITH L.M. ASKREN, HUSBAND AND WIFE, AND ABIGAIL E. ASKREN, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSHUA D. BALES, unmarried man

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 Unit 8, Camden Court Townhomes, as shown on the plat of record in Instrument No. 20010205-0010878, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Virgil R. Askren, III and Judith L.M. Askren, husband and wife and Abigail E. Askren, unmarried, tenants in common with full right of survivorship, by deed from Kenyahtta Hayes, unmarried, of record in Instrument No. 20170428-0042095, dated April 27, 2017, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20010205-0010878, said Register's Office; (3) Charter for Homeowner's Association of record in Instrument No. 20010605-0058441, said Register's Office; (4) Deed of common areas to Homeowners Association of record in Instrument No. 20010605-0058443, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument No. 20010201-0009990, amended in Instrument No. 20010314-0024382 and Instrument No. 20010605-0058442, said Register's Office.

The signature of Virgil R. Askren, III, Judith L.M. Askren, and Abigail E. Askren is signed by his/her/their duly appointed Attorney-in-Fact, Verlyn Steward, pursuant to the Power of Attorney of record in Instrument 20191025010965 4, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3424 Old Anderson Road, Antioch, TN 37013
(House No.) (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 our hands this 22nd day of October, 2019.

Virgil R. Askren, III
By: Verlyn Steward, as Attorney in Fact

Judith L.M. Askren
By: Verlyn Steward, as Attorney in Fact

Abigail E. Askren
By: Verlyn Steward, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Verlyn Steward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Virgil R. Askren, III, Judith L.M. Askren, Abigail E. Askren, as his/her/their Attorney-in-Fact, as the free act and deed of the within named Virgil R. Askren, III, Judith L.M. Askren, Abigail E. Askren.

Witness my hand and official seal this 22nd day of October, 2019.

My Commission Expires: 5-2-22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Lacey Chumley, 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 Rutherford

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Lacey Chumley, 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: 5-1920

{Notary' Seal}

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY