Karen Johnson Davidson County
Batch# 314059 DEEDWARR
11/12/2019 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20191112-0116143

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $357,000.00. Affiant Subscribed and sworn to before me, this the 7th day of November, 2019. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christopher Anderson Mary Elizabeth Allison	SWBC MORTGAGE CORP	021-00-0-211-00
5044 Rawlings Road	9311 SAN PEDRO #100	
Joelton, TN 37080	SAN ANTONIO, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **BRITTANY DANIELLE BRITNELL AND STEPHEN ANDREW BRITNELL, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY ELIZABETH ALLISON AND CHRISTOPHER A. ANDERSON, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Westerly 278.01 feet of the property shown as Ben M. Pridemore Sr. Property, on the Plan of Morgan Estates, Section Two, of record in Plat Book 5200, page 26, Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning at a concrete monument in the North margin of Rawlings Road, said iron pin being the Southeast corner of Lot 6 on the Subdivision Plan of Morgan Estates, Section Two, of record in Plat Book 5200, page 26, Register's Office for Davidson County, Tennessee; thence with the East line of said Lot 6, North 4 degrees 43 minutes 25 seconds East 237.05 feet to a concrete monument being the Northwest corner of the property described herein; thence with Potter's South property line South 86 degrees 45 minutes 14 seconds East 270,40 feet to an iron pin being the common rear corner of Tract A and Tract B of the Ben M. Pridemore, Sr Property; thence with the common line between said Tract A and Tract B, South 2 degrees 55 minutes 00 seconds West 226.45 feet to an iron pin in the North margin of Rawlings Road, said iron pin being the common front corner of said Tract A and Tract B; thence with the North margin of Rawlings Road North 88 degrees 55 minutes 27 seconds West 278.01 feet to the point of beginning, and containing 1.457 acres, more or less.

Being the same property conveyed to Brittany Danielle Britnell and Stephen Andrew Britnell, wife and husband by Warranty deed from Nicholas A. Pagliari and Carmen A. Pagliari of record in Instrument No. 20150807-0079013 Register's Office for Davidson County, Tennessee, dated July 29, 2015 and recorded on August 7, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5044 Rawlings Road, Joelton, TN 37080, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of November, 2019.

Brittany Britnell
Brittany Danielle Britnell

Stephen Andrew Britnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brittany Danielle Britnell and Stephen Andrew Britnell , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of November, 2019.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022