Karen Johnson Davidson County
Batch# 341153 DEEDWARR
01/09/2020 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20200109-0003253

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-17-21
(AFFIX SEAL)

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON 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)
Joseph Lee Pinhal, II and Ann Marie Pinhal 4036 Sneed Road Nashville, TN 37215	New Owner	116-16-0-111.00

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, **Curtis Bishop and wife, Diane Bishop,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph Lee Pinhal, II and Ann Marie Pinhal, husband and wife,** 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, being Lot No. 32 on the Map of Part 1, Wallace Subdivision, as of record in Book 1424, Page 16, Register's Office for said County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Curtis Bishop and wife, Diane Bishop by Warranty Deed from Charles Rogan Allen, unmarried, dated 11/15/2005, and Recorded 11/18/2005 of record in Deed Instrument 200511180139913, 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: 4036 Sneed Road, Nashville, TN 37215

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 30th day of December, 2019.

Curtis Bishop

Diane Bishop

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

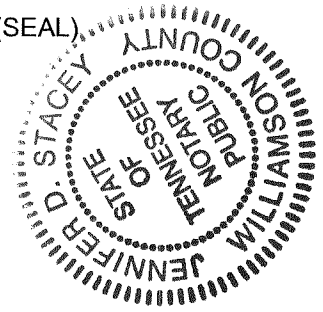
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Curtis Bishop and Diane Bishop with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), 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 30th of December, 2019.

Notary Public

My Commission Expires: 10/3/21

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

