RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912972

Karen Johnson Davidson County
Batch# 342569 DEEDWARR
01/13/2020 01:12:27 PM 2 pgs
Fees: $13.00 Taxes: $973.10
20200113-0004497

WARRANTY DEED

Return to:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of January, 2020

NOTARY PUBLIC

My commission expires: 8-1-22

HUNTLY GORDON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Ann Brimhall 5204 Catspaw Drive Antioch, TN 37013	Same address as new owner	183-05-0-A-139.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Three Thousand and 00/100 Dollars ($263,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRANDON CAPLES AND JACKIE CAPLES, WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **AMANDA ANN BRIMHALL, A SINGLE PERSON**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being lot No. 76, on the Plan of Revision One, Phase Two, Section Five, October Woods, of record in Book 7900, Page 909, as amended in Book 9700, page 439, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Caples and Jackie Caples, wife and husband, by Warranty Deed from William Gant, a married man, dated 6/27/2018, recorded 7/2/2018, of record in Instrument No. 20180702-0063644, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5204 Catspaw Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 3rd day of January, 2020.

BRANDON CAPLES

JACKIE CAPLES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Brandon Caples and Jackie Caples, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of January, 2020.

Notary Public

Printed Notary Name

My commission expires: 8-1-22

HUNTLY GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY