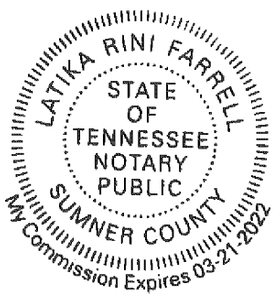
Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $189,900.00.



Affiant

Subscribed and sworn to before me, this 16th day of January, 2020.

Notary Public
My commission expires: 03/21/2022

05-1912-67658

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Terrell A. Harper 1802 Overton St Old Hickory TN 37138	Terrell A. Harper 1802 Overton St Old Hickory, TN 37138	053-07-0-097.00

Karen Johnson Davidson County
Batch# 344226 DEEDWARR
01/16/2020 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $702.63
20200116-0005837

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy Brewer, A Married Man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Terrell A. Harper,** A MARRIED MAN, hereinafter called the Grantees, their successors 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 Lot No. 2, on the Plan of Village of Old Hickory, Section "E", (Resubdivision of Lot No. 53) erroneously referenced as (Resubdivision of Lot No. 55) in prior deed, of record in Book 1424, Page 132, as revised in Book 4300, Page 153, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James L. Deatrick, Jr. and Marty L. Penix by Substitute Trustee's Deed from William Timothy Hill, Substitute Trustee, dated May 15, 2001, recorded May 16, 2001, of record in Instrument No. 20010516-0050591, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Timothy Brewer by Quitclaim Deed from James L. Deatrick, Jr. and Marty L. Penix, dated May 17, 2001, recorded May 21, 2001, of record in Instrument No. 20010521-0052496, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1802 Overton St, Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of January, 2020.

Timothy Brewer

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Timothy Brewer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 15th day of January, 2020.

Notary Public

My Commission expires: 03/21/2022



True Copy Certification

I, Krystal Schuster, 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 Sumner

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Krystal Schuster, 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: 03/21/2022

