This instrument prepared by:
Momentum Title, LLC
4334 Lebanon Pike
Suite 2
Nashville, TN 37076
File Number: 5-19-6056

Karen Johnson Davidson County
Batch# 345826 **DEEDWARR**
01/21/2020 01:25:07 PM 2 pgs
Fees: $13.00 Taxes: $825.10

20200121-0007292

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $223,000.00

1/15/2020
Affiant

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Subscribed and sworn to before me, this the 15th day of January, 2020

Notary Public
My Commission Expires: 3/8/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Colvard 720 Charlie Gann Road Old Hickory, TN 37138	Pinnacle Bank 15025 Ballancroft Pkwy, 2nd. FL Charlotte, NC 28277	063-04-0-110

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, we, **Don Randle and Joni M. Randle, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Emily Colvard, a single woman**, hereinafter called the Grantee, her 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 Lot No. 26, Final Plat, Section 2 (Lots 4-30), Range Heights Subdivision, according to survey and plat of same appearing in Plat Book 8250, page 936, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Don Randle and Joni M. Randle, husband and wife by Warranty Deed from Joni M. Randle, dated December 15, 2006, filed May 8, 2007, in Instrument No. 20070508-0055229, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Joni M. Randle by Warranty Deed from Universal Builders, LLC, dated October 29, 1998, filed November 2, 1998, in Book 11180, page 331, Register's Office for Davidson County, Tennessee.

This is improved property located at: **720 Charlie Gann Drive, Nashville, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2020.

GRANTOR:

Don Randle

Joni M. Randle

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Don Randle and Joni M. Randle, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of January, 2020.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021