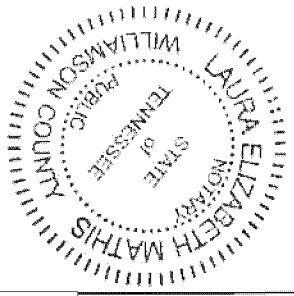
STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $155,000.00.

Heather R Hunter
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of January, 2020.

Laura Elizabeth Mathis
NOTARY PUBLIC

My commission expires: 3-13-22



Karen Johnson Davidson County
Batch# 348686 DEEDWARR
01/27/2020 10:05:30 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20200127-0009362

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Donna L. Pinson and James C. Pinson (NAME)	New Owner (NAME)	086060A51000CO
510 Chandler Pl (ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $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 **Robert N. Modert and Amy E. Modert, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Donna L. Pinson and James C. Pinson, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 510 on the Plan of Steeplechase Condominiums, according to the Master Deed ofrecord in Book 6816, Page 483, as amended by Book 7390, Page 1, in the Register's Office for Davidson County, Tennessee, and Plan ofrecord in Book 6200, Page 454, in the Register's Office for Davidson County, Tennessee, to which Plan and Master Deed, reference is here made for a more complete and accurate description.

Being the same property conveyed to Robert N. Modert and Amy E. Modert, husband and wife, by deed from Amy Pelphrey, dated December 23, 2016 and recorded as Instrument No. 20161230-0137198, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 510 Chandler Pl, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of January, 2020.

Robert N. Modert

Amy E. Modert

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert N. Modert and Amy E. Modert, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of January, 2020.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2023

Notary Seal (if on paper)

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122