WARRANTY DEED

Karen Johnson Davidscn County
Batch# 349119 DEEDWARR
01/27/2020 02:23:56 PM 2 pgs
Fees: $13.00 Taxes: $1,291.30

20200127-0009667

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

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)
Austin Harper and Amanda Harper 112 Sequoyah Lane Nashville, TN 37221	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio TX 78216	155-10-0A-084.00

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, **Charley Thompson and wife, Tammy L. Harris,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Austin Harper and Amanda Harper, 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. 21, on the plan of McCRORY TRACE ESTATES, as shown on plat of record in Book 6900, pages 720-723, amended in Book 7825, page 429, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Charley Thompson and wife Tammy L. Harris by Warranty Deed from Robert G. Holt and wife Linda J. Holt, dated 11/16/2009 and recorded 11/24/2009, of record in Instrument 200911240107938, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; Plan of record in Book 6900, page 720-723, amended by Surveyors Certificate of Correction of record in Book 7825, page 429, said Register's Office, shows owner's certificate, and easement(s) to which plan reference is hereby made for a more complete description. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 7241, page 597, amended in Book 7576, page 846, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c. Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utility District of record in Instrument No. 20021104-0134797, said Register's Office. Charter of McCoy Trace Homeowners Association of record in Book 7576, page 821, said Register's Office. By Laws in Book 7576, page 831, said Register's Office. any and all easements and/or restrictions of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 112 Sequoyah Lane, Nashville, TN 37221

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 23rd day of January, 2020.

Charley Thompson

Tammy L. Harris

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Charley Thompson and Tammy L. Harris 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 23rd of January, 2020.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County