Karen Johnson Davidson County
Batch# 359705 DEEDWARR
02/18/2020 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20200218-0018061

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $279,900.00.

Affiant

ANAMARIA WILLINGHAM NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp. 09/16/23

Subscribed and sworn to before me, this 14th day of February, 2020.

Notary Public
My commission expires:

03-1911-38916

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Tammara Bryanna McGee Marcus Anthony McGee 3408 Whitesail Ct Antioch TN 37013	Tammara Bryanna McGee Marcus Anthony McGee 3408 Whitesail Ct Antioch, TN 37013	150-16-0-A-116.00 CO

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, **Amy Willoughby NOW Bryant, a married person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tammara Bryanna McGee and Marcus Anthony McGee, husband and wife**, 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. 98 on the Plan of Section Four, Windhaven Shores, of record in Instrument No. 20041222-0152517, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amy Willoughby by deed from Han Ngoc Thi To, unmarried and Huong Ngocthi To, unmarried, dated May 17, 2012, recorded May 21, 2012, of record in Instrument No. 20120521-0043984, Register's Office for Davidson County, Tennessee.

**Julian Bryant, Sr., husband of the GRANTOR hereby joines in this deed for the purpose of conveying any interest he may have in the above described property by virtue of marriage or otherwise.

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 3408 Whitesail Ct, Antioch, TN 37013.

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 14th day of February, 2020.

Amy Willoughby NOW Bryant

Julian Bryant, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Julian Bryant, Sr.**, 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 Nashville, TN, this 10th day of February, 2020.

Notary Public

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 03/08/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Amy Willoughby NOW Bryant**, 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 Nashville, TN, this 14th day of February, 2020.

Notary Public

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 03/08/2021

True Copy Certification

I, AnaMaria Willingham, 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.

AnaMaria Willingham

State of Tennessee
County of Williamson

Personally appeared before me, Carol M Holmes, a notary public for this county and state, AnaMaria Willingham, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carol M Holmes, Notary Public

My Commission Expires: 3/31/20

