RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013090

WARRANTY DEED

Karen Johnson Davidson County
Batch# 366416 DEEDWARR
03/04/2020 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20200304-0023671

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2020.

NOTARY PUBLIC

My commission expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Debra L. Pease 904 Catlow Court Brentwood, TN 37027	BANK OF AMERICA 4500 AMON CARTER BLVD. FORT WORTH, TX 76155	171-04-0-C-033.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DORRIS ZIEHR**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DEBRA L. PEASE, AN UNMARRIED WOMAN** , hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 33, as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20050914-0110701, corrected in Instrument No. 20051025-0128696, as amended in Instrument Nos. 20170227-0019506, 20170227-0019505 and 20180827-0084426. P.U.D. Boundary Survey of record in Instrument 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dorris Ziehr, by Quitclaim Deed from Nancy Ziehr and Stephen Ziehr, individually, and in their capacity as co-executors of the Estate of Allen Raymond Ziehr, Jr., dated 4/1/2011, recorded 5/17/2011, of record in Instrument No. 20110517-0037873, in the Register's Office for Williamson County, Tennessee.

Being the same property vested in Dorris Ziehr and divested out of Allen Raymond Ziehr, Jr., the Estate of Allen Raymond Ziehr, Jr., Nancy Ziehr and or Stephen Ziehr, by Final Order in the Chancery Court for Davidson County, Tennessee, Case # 10-886 Part I, recorded 5/17/2011, of record in Instrument No. 20110517-0037872, said Register's Office.

The address of the herein described property is believed to be 904 Catlow Court, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for ~~Williamson~~ Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of February, 2020.

DORRIS ZIEHR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Dorris Ziehr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of February, 2020.

Notary Public

HUNTLY GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Printed Notary Name

My commission expires: 8-1-22

Certificate of Authenticity

I, John Cobb Rochford, 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 Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY