Karen Johnson Davidson County
Batch# 380162 DEEDWARR
04/01/2020 08:06:15 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20200401-0034741

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00.

Affiant

File #2020-03

CHRISTIAN POLNIAK
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 29, 2023
COUNTY OF WILLIAMSON

Subscribed and sworn to before me on March 30th, 2020.

NOTARY PUBLIC
My Commission Expires: May 29, 2023

THIS INSTRUMENT WAS PREPARED BY & RETURNABLE TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brandon R. Musser 517 Overview Ln. Franklin, TN 37064	JPMorgan Chase Bank, N.A. 700 Kansas Lane Monroe, LA 71203	161-01-0A-034.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JILL SHANNON, UNMARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BRANDON R. MUSSER, UNMARRIED**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 5324, No. 4, on the Horizontal Property Regime for Danbury Condominiums, as recorded in the Master Deed of record in Book 6612, Page 75, and as shown on the Plat of record in Plat Book 6612, Page 122, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to SAM F. SHANNON AND WIFE, MELINDA SHANNON, by deed from BETH A. PYLE, UNMARRIED, of record in Book 11387, Page 570, dated March 15, 1999, said Register's Office.

Further being the same property conveyed to JILL SHANNON, by quitclaim deed from SAM F. SHANNON AND WIFE, MELINDA SHANNON, of record in Instrument No. 20080804-0079622, dated July 24, 2008, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.

2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 5324 Edmondson Pike, #4, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on March 30, 2020.

Grantor:

Jill Shannon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JILL SHANNON**, the within named bargainor, 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, at office, this 30th day of March, 2020.

Notary Public

My commission expires: May 29, 2023

CHRISTIAN POLNIAK
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 29, 2023
COUNTY OF WILLIAMSON