Karen Johnson Davidson County
Batch# 381195 **DEEDWARR**
04/02/2020 12:38:34 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20200402-0035553

# WARRANTY DEED

2020-1694

G. Nichols
State of Tennessee Notary Public
Williamson County

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of February, 2020.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
6970 Moores Lane,
Brentwood, TN 37027

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Cody Andrew Bush<br>501 Sands Court<br>Antoch, TN 37013 | NEW OWNER | 150 10 0 270.00 |

For and in consideration of the sum of TEN DOLLARS, 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, **Heidi L. Wilson**, **unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Cody Andrew Bush, a single man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 20, STONEBRIDGE, FIRST REVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 244, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Heidi L. Wilson by Quit Claim Deed from Thomas M. Bush, Jr. and Heidi L. Wilson of record as Instrument No. 20120504-0038646, Register's Office for Davidson County, Tennessee, dated April 25, 2012 and recorded on May 4, 2012.

( ) **unimproved**
**This is ( X ) improved property know as** 501 Sands Court, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 20th day of February, 2020

Heidi L. Wilson

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Heidi L. Wilson, the bargainor(s), 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 official seal, this 20th day of February, 2020.

Notary Public
My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County