Karen Johnson Davidson County
Batch# 382379 DEEDWARR
04/07/2020 10:09:52 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20200407-0036585

22041
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Matthew Ryan Teaters et ux
4117 Brandywine Pointe Blvd.
Old Hickory, TN 37138

Send Tax Bills to:
new owners

Map/Parcel: 064030B00700CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Robert J. Joslin, Jr. and wife, Vicki L. Joslin**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Matthew Ryan Teaters and Courtney Lauren Teaters, husband and wife**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 279 on the Plan of Phase One, Section 2, Revised Plat of Brandywine Pointe, of record in Plat Book 7900, page 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Robert J. Joslin, Jr. and wife, Vicki L. Joslin by Warranty Deed from Gregory S. Gaines and wife, Gina P. Gaines, dated August 31, 2004, and filed at Instrument No. 20040902-0104113 and re-recorded at Instrument No. 20041104-0133292, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2020 taxes, prorated and assumed; Declaration of Covenants, Conditions and Restrictions filed in Book 8120, page 170 as amended in Book 8120, page 188; Book 8671, page 484; Book 9010, page 677 and Book 10721, page 835; HOA rules and regulations filed at Instrument No. 20151207-0122778; all matters as shown on the recorded plat at Plat Book 7900, page 172 and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 4117 Brandywine Pointe Blvd., Old Hickory, TN 37138

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 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 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) as on the date shown on the Notary forms.

Robert J. Joslin, Jr.

Vicki L. Joslin

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert J. Joslin, Jr. and Vicki L. Joslin,** the within named bargainor, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of April, 2020.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 700,000.00

Affiant

Subscribed and sworn to before me this 1st day of April, 2020.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022