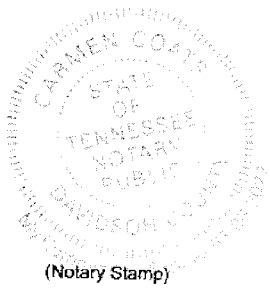
Karen Johnson Davidson County
Batch# 383223 DEEDWARR
04/08/2020 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.94
20200408-0037122



(Notary Stamp)

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $385,120.00.

Julie Bailey
Affiant

Subscribed and sworn to before me, this 3rd day of April, 2020.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Robert Todd Pinckley and Lindsey Gayle Ortner	F & M Bank	187-09-0A-215.00-CO
2158 Kirkwall Dr.	10 Cadillac Dr. Ste 100	
Nolensville, TN 37135	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Brenda T. Hines and Lauren Elizabeth Hines, as Joint Tenants with Right of Survivorship

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Robert Todd Pinckley and Lindsey Gayle Ortner, HUSBAND AND WIFE

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Burkitt Village, Phase One, Section One of record in Plat at Instrument No. 20130719-0075067, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20130805-0081861, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brenda T. Hines, an unmarried by Warranty deed from Regents Homes, LLC a Tennessee Limited Liability Company of record in Instrument No. 20140701-0057855 Register's Office for Davidson County, Tennessee, dated June 26, 2014 and recorded on July 01, 2014. (Value of consideration shown in aforementioned deed $287,468.00.)

SP 11/2015

Being the same property conveyed to Brenda T. Hines and Lauren Elizabeth Hines as Joint Tenants with Right of Survivorship by Quitclaim deed from Brenda T. Hines of record in Instrument No. 20180524-0049674 Register's Office for Davidson County, Tennessee, dated May 22, 2018 and recorded on May 24, 2018.

This is ⊗ improved ☐ unimproved property known as **2158 Kirkwall Dr., Nolensville, TN 37135.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Williamson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of April, 2020.

Brenda T. Hines

Lauren Elizabeth Hines

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Brenda T. Hines and Lauren Elizabeth Hines, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of April, 2020.

Polly E Lavit
Notary Public
My Commission Expires: 7/17/22

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022

SolomonParks File No. 20-000175-527

SP 11/2015

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022