This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 7-20-7219

Karen Johnson Davidson County
Batch# 408611 **DEEDWARR**
06/01/2020 02:17:32 PM 2 pgs
Fees: $13.00 Taxes: $1,698.30

20200601-0056153

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $459,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2020.

Notary Public
My Commission Expires: 03-08-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James F. Bihun and Anita B. Bihun 1301 Fort Sumter Place Brentwood, TN 37027	First Bank 315 Seaboard Lane Suite 205 Franklin, TN 37067	171-03-0A-167.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Alan R. Napier and Marcia A. Drane n/k/a Marcia A. Napier, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James F. Bihun and Anita B. Bihun, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Section 6B, Fredericksburg of record in Plat Book 9700, Page 151, 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 Alan R. Napier and Marcia A. Drane, husband and wife, by deed from Nan R. Berrian, unmarried, of record in Instrument No. 20120727-0066413, Register's Office for Davidson County, Tennessee, dated July 10, 2012 and recorded on July 27, 2012.

This is ☒ improved or ☐ unimproved property located at: **1301 Fort Sumter Place, Brentwood, TN 37027.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 the 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 land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 28th day of May, 2020.

GRANTOR:

Alan R. Napier

Alan R. Napier

Marcia A. Drane n/k/a Marcia A. Napier

Marcia A. Drane n/k/a Marcia A. Napier

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 Alan R. Napier and Marcia A. Drane n/k/a Marcia A. Napier, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of May, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY