WARRANTY DEED

Karen Johnson Davidson County
Batch# 411083 DEEDWARR
06/05/2020 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20200605-0058193

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $605,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF MAY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-17-2024

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-7127B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jenna Eisenberger and Tyler Mason	Same as	161-01-0B-106.00-CO
5101 Glencarron Drive	new owner	
Nashville, TN 37220		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PHILLIP ROBERTSON AND WIFE, JULIE ROBERTSON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TYLER JOSEPH MASON, AN UNMARRIED MAN AND JENNA EISENBERGER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), 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. 30 on the Plan of Final Plat of Aberdeen Woods (a Planned Unit Development), Phase Three, Section One of record in Plat at Instrument No. 20000523-0051434, 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 Phillip Robertson and wife, Julie Robertson by Warranty deed from Michael Edgeworth and wife, Georgia Edgeworth of record in Instrument No. 20120802-0068319 Register's Office for Davidson County, Tennessee, dated July 31, 2012 and recorded on August 02, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 5101 Glencarron Drive, Nashville, TN 37220

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 the 29th day of May, 2020.

Phillip Robertson

Julie Robertson

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, PHILLIP ROBERTSON AND JULIE ROBERTSON, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of May, 2020.

Notary Public

My Commission Expires: 12-15-2021

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-15-2021

File #: 20-7127B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Lacey Chumley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Lacey Chumley, 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: 3/17/2024

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY