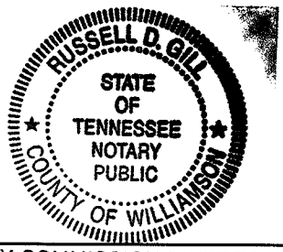
Karen Johnson Davidson County
Batch# 417575 DEEDWARR
06/17/2020 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20200617-0063274

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF JUNE, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-15-2021

MY COMMISSION EXPIRES:
DECEMBER 15, 2021

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-7167RG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Evan Michael and Katie Michael Stephen T. Michael and Laurie Michael	Community Mortgage, LLC DBA Community Mortgage Advisors	141-15-0C-020.00-CO
1308 Creek View Court	19045 E Valley View Parkway Suite F	
Nashville, TN 37221-3361	Independence, Missouri 64055	

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,

JEREMY E. PYPER AND WIFE, LAURA L. PYPER

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

EVAN MICHAEL AND KATIE MICHAEL, HUSBAND AND WIFE AND STEPHEN T MICHAEL AND LAURIE MICHAEL, HUSBAND AND WIFE

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. 190 on the Plan of Phase "6", Rolling River Estates, of record in Plat Book 5800, Page 34, 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 Jeremy E. Pyper and wife, Laura L. Pyper by Warranty deed from Mitchell L. Steiner of record in Instrument No. 20020222-0023245 Register's Office for Davidson County, Tennessee, dated February 21, 2002 and recorded on February 22, 2002.

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 1308 Creek View Court, Nashville, TN 37221-3361

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 5th day of June, 2020.

Jeremy E. Pyper

Laura L. Pyper

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JEREMY E. PYPER AND LAURA L. PYPER, 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 5th day of June, 2020.

Notary Public

My Commission Expires: 12-15-2021

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
DECEMBER 15, 2021

File #: 20-7167RG

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Lynn Vaught, 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 Tennessee

County of Rutherford

Personally appeared before me, Jessica L. Tolley, a notary public for this county and state, Lynn Vaught, 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: 11-20-22

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY