Karen Johnson Davidson County
Batch# 419015 DEEDWARR
06/18/2020 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20200618-0064120

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Zachary Tyler Gerhart and Alexis Nicole Feller 1701 Boxwood Drive Nashville, TN 37211	NEW OWNER	172-03-0A-139.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Greg Brown, Unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Zachary Tyler Gerhart, unmarried and Alexis Nicole Feller, unmarried, as joint tenants with common law right of survivorship**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Final Plat, The Woodlands Subdivision, Phase 4, Section 1B, "Planned Unit Development" of record in Plat at Instrument No. 20070705-0080225, 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 Greg Brown by Warranty deed from Jeanie Earwood and Steven Earwood, wife and husband of record in Instrument No. 20170911-0092697 Register's Office for Davidson County, Tennessee, dated August 08, 2017 and recorded on September 11, 2017.

This property is commonly known as 1701 Boxwood Drive, Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 10 **day of June, 2020:**

Greg Brown

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 **Greg Brown** and , the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10 day of June, 2020.

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$420,000.00**:

Julie Bailey
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 10TH DAY OF June, 2020:

Carmen Coats
Notary Public

My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-8-2022

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