THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200527200**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00 Affiant Subscribed and sworn to before me, this 29th day of May, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 425682 DEEDWARR
06/25/2020 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200625-0068562

KELSEY RENEE HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Drew Philpott 7956 Stallion Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 128 14 0 170.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jaw Land Company, Inc., a Mississippi Corporation,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Drew Philpott,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the plan of Stacy Square Section 2 of record in Plat Book 4175, Page 30, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description.

Being the same property conveyed to JAW Land Company, Inc., a Mississippi Corporation, by Mary Ann Sedita, of record in Instrument No. 20181011-0100689, in the Register's Office of Davidson County, Tennessee, dated October 05, 2018 and recorded on October 11, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STACY SQUARE SECTION 02, as recorded in Plat Book 4175, Page(s) 30.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4265, Page 777, as amended in Book 4379, Page 833.

This is improved property located at 7956 Stallion Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of May, 2020.

Jaw Land Company, Inc., a Mississippi Corporation

BY: James A. Walker, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James A. Walker, Jr., with whom I am personally acquainted, and who acknowledged himself to be the President of JAW Land Company, Inc., a Mississippi Corporation, the within named bargainer, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its President.

Witness my hand, at office, this 29th day of May, 2020.

Notary Public
My Commission Expires: _____

True Copy Certification

I, Andrew Nathaniel Byerly, 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 Georgia

County of Gwinnett

Personally appeared before me, Evelyn Grunfelder, a notary public for this county and state, Andrew Nathaniel Byerly 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: 10-15-2022
Notary' Seal (if on paper)

EVELYN GRUNFELDER NOTARY PUBLIC LUMPKIN COUNTY EXPIRES GEORGIA October 15, 2022