Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 440734 DEEDWARR
07/20/2020 11:53:39 AM 3 pgs
Fees: $18.00 Taxes: $869.50

20200720-0079336

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Brittney Pipkin 40 Fawn Creek Pass Nashville, TN 37214	The Perpetual Financial Group 1325 Satellite Blvd, Bldg 110 Ste 1120 Suwanee, GA 30024	122-01-0A-245.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CARL ANDERSON AND WIFE, KELLY ANDERSON** ("Grantor" herein), have bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **BRITTNEY PIPKIN, A SINGLE WOMAN** ("Grantee" herein), their heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 20 on the plan of Woodland Point Townhomes, Phase III, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CARL ANDERSON AND WIFE, KELLY ANDERSON, by deed from CHANA S. BUSBEE, AN UNMARRIED WOMAN, of record in Instrument No. 20101206-0097034, dated November 30, 2010. said Register's Office.

This is improved property known as: 40 Fawn Creek Pass, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTOR has hereunto set his hands as of this 15 day of July, 2020.

CARL ANDERSON

KELLY ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared CARL ANDERSON AND KELLY ANDERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 15th day of July, 2020.

Notary Public

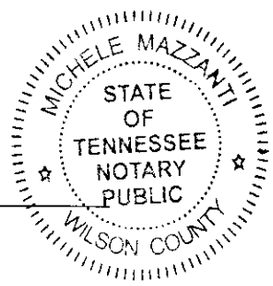
My Commission Expires: 1/3/22

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$235,000.00.**

Sworn to and subscribed before me this 15 day of July, 2020.



Notary Public

My Commission Expires: 10/24/2020