THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Shasta L. Charlton, unmarried
1224 Springwood Drive
Old Hickory, TN 37138

MORTGAGEE

SEND TAX BILLS
~~Mortgagee~~ New Owner

MAP-PARCEL:
MAP 063-16-0-B
PARCEL 114.00

Karen Johnson Davidson County
Batch# 444206 **DEEDWARR**
07/27/2020 10:53:06 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20200727-0081910

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **William E. Comp, Jr. and Elaine Comp, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shasta L. Charlton, unmarried,** hereinafter called the Grantees, 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. 196 on the plan of Hampton Park (f/k/a Chitwood Downs) of record in Plat Book 6900, Page 405, as amended in Plat Book 6900, Pages 550, 551, and 552, Certificate of Correction of record in Book 7462, Page 445, Surveyor's Certificate of Correction of record in Book 8110, Page 401, and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William E. Comp, Jr. and wife, Elaine Comp by Warranty Deed from NVR Fox Ridge, Inc., dated December 30, 1997, of record in Book 10744, Page 956, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions of record in Book 7351, Page 852, as amended in Book 7451, Page 739 and Book 8336, Page 393; Charter of record in Book 7431, Page 204; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6900, Page 405, as amended in Plat Book 6900, Pages 550, 551, and 552, Certificate of Correction of record in Book 7462, Page 445, Surveyor's Certificate of Correction of record in Book 8110, Page 401, and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1224 Springwood Drive Old Hickory, TN 37138.**

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, their heirs and assigns, forever; and we do covenant with 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 is

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 our hands this 10th day of July, 2020.

William E. Comp, Jr.

Elaine Comp

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William E. Comp, Jr. and Elaine Comp, husband and wife, the bargainor(s) 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 10th day of July, 2020.

NOTARY PUBLIC

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $305,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of July, 2020.

NOTARY PUBLIC

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9/22/2020