WARRANTY DEED

Karen Johnson Davidson County
Batch# 450264 DEEDWARR
08/05/2020 09:39:52 AM 2 pgs
Fees: $13.00 Taxes: $976.80

20200805-0086603

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

File #14893

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ethan Roussel Jessica Roussel	BancorpSouth bank	165130a06100co
(NAME)	(NAME)	
705 Pepperwood Court	Po Box 3790	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tupelo MS 38803	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Trustee Inc., Trustee of the Munley Family Land Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ethan Roussel and Jessica Roussel, husband and wife,** 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:

Being Lot NO. 349 Peppertree Forest, Section Four, as shown by plat of record in Plat Book 7900, Page 426, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Trustee Inc., Trustee of the Munley Family Land Trust, by deed of record in Instrument No. 20200302-0023119, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 705 Pepperwood Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 3rd day of August, 2020.

Trustee Inc., Trustee of the Munley Family Land Trust

State of Tennessee
County of Davidson

On this the 3rd day of August, 2020, before me, personally appeared Kirk Whitworth, President of Trustee Inc., as Trustee of the Munley Family Land Trust, to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 3rd day of August, 2020.

Notary Public
My Commission Expires: _____

File No.: 14893

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022