THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728922

Karen Johnson Davidson County
Batch# 464639 **DEEDWARR**
08/26/2020 10:58:55 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20200826-0096707

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $330,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of August, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner: Justin Hill Attkisson and Anna Catherine Attkisson 7172 Somerset Farms Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141 07 0B 140.00

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, **Kelly B. Braniff and husband, Jarett Braniff,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Hill Attkisson and Anna Catherine Attkisson, husband and wife,** ("Grantees"), their 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 139, Somerset Farms, Section 4, Phase 3, as shown on plat of record in Plat Book 9700, Page 460, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kelly B. Braniff and Husband, Jarett Braniff by Warranty Deed from Gina K. Margo Cole and Husband, Kenny Cole and Robert E. Margo and wife, Ruby C. Margo, of record in Instrument No. 20060731-0092747, in the Register's Office of Davidson County, Tennessee, dated July 28, 2006 and recorded on July 31, 2006.

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.

Taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Somerset Farms, Section 4, Phase 3, as recorded in Plat Book 9700, Page(s) 460.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8556, Page 11 and Supplement recorded in Book 9383, Page 526 and re-recorded in Book 9662, Page 869 and Book 11433, Page 936.

Boundary Plat recorded in Plat Book 6900, Page 972.

Plat of Open Spaces recorded at Instrument No. 200012040118884.

This is improved property located at 7172 Somerset Farms 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 25th day of August, 2020.

Kelly B. Braniff

Jarett Braniff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly B. Braniff and Jarett Braniff, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2020.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022