Karen Johnson Davidson County
Batch# 470968 DEEDWARR
09/04/2020 03:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20200904-0101478

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Pamela C Willmann
Affiant

Subscribed and sworn to before me, this 4th day of September, 2020.

HEATHER A. DERRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 5, 2021

Heather A Derrick
Notary Public

My Commission Expires: 7-5-21

Address New Owner As Follows:
Pamela C. Willmann
1809 Clinch Place
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

Map-Parcel Number:
064030A06900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FREDERICK J. BARTROM AND WIFE, PATRICIA BARTROM**, hereinafter called the Grantors, have bargained and sold, and by these presents does

transfer and convey unto **PAMELA C. WILLMANN, a single woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Phase Twelve, Section Two, Brandywine Pointe, of record in Book 9700, page 15, Register's Office for Davidson County, Tennessee, as corrected in Book 9828, page 823, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frederick J. Bartrom and wife, Patricia Bartrom, by deed dated March 25, 2010, from Radian Services, LLC, of record in Instrument No. 20100713-0054887, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2019 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 9700, page 15, Register's Office for Davidson County, Tennessee, as amended at Book 9828, page 823, Register's Office for said County.

3. Declaration of Covenants, Conditions and Restrictions, including liens for annual assessments, contained in Book 8120, page 170, as amended in Book 8671, page 484; Book 9010, page 627, re-recorded at Book 9764, page 73 and at Book 9748, page 295, and Rules & Regulations of record in Instrument No. 20151207-0122778, Register's Office for Davidson County, Tennessee.

4. Subject to any liens for unpaid assessments and/or special assessments.

5. Rights of others in and to the common elements.

This is improved property known as: 1809 Clinch Place, 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 Grantee, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 4th day of September, 2020.

Frederick J. Bartrom

Patricia Bartrom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frederick J. Bartrom and Patricia Bartrom, the within named bargainor(s), 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 4th day of September, 2020.

Notary Public

My Commission Expires: 7-5-21

HEATHER A. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

True Copy Certification

I, Heather A. Derrick, 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 TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Heather A. Derrick, 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: 10-17-2023

Notary's Seal

