Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2862

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of September, 2020

Notary Public

Commission Expires

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 478323 DEEDWARR
09/18/2020 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $7.40
20200918-0107071

Address of New Owner	Send Tax Bills To:	Map & Parcel
Audrey L. Priddy Granberry Heights Drive Brentwood, TN 37211	New Owner	161-09-0-048.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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,

Jamie Beard McGlaun A/K/A Jamie A. Beard, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Audrey L. Priddy

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 a certain tract of land in the First Civil District of Davidson County, Tennessee, being Reserved Parcel C on the Plan of Granberry Heights Section Three, as of record in Book 4955, Page 26, Register's Office for Davidson County, Tennessee. Said plat was amended in Book 5190, Page 78, said Register's Office.

There is included in the above description but excluded from this conveyance the following described tract of land:
Being a 0.24 , more or less, acre tract of land lying in the First Civil District of Davidson County, Tennessee, being a portion of Reserved Parcel C on the plan of Granberry Heights Section Three as of record in Book 4955, Page 26, as amended in Book 5190, Page 78, and described according to a survey of Anderson-Delk & Associates, as follows: Beginning at an existing concrete monument, said concrete monument being the most Southeasterly corner of Lot 20 on the Plan of Granberry Heights, Section 3; thence leaving said concrete monument South 33 degrees 46 minutes 40 seconds East 138.43 feet to an existing concrete monument; thence North 82 degrees 57 minutes 15 seconds West 198.03 feet to a point; said point being at the intersection of said Lot 20 most Southeasterly line and said Reserve Parcel C; thence along said Lot 20 most Southeasterly line North 52 degrees 47 minutes 50 seconds East a distance of 150.12 feet to the point of beginning. This excluded parcel was deeded to William D. Howard by deed of record in Book 5661, Page 921, said Register's Office.

Being the same property conveyed to Jamie A. Beard by deed from Clerk and Master of record in Book 10734, Page 60, Register's Office for Davidson County, Tennessee, dated November 03, 1997 and recorded on December 29, 1997. (Value or consideration shown in aforementioned deed $370.00.)

Being also known as Granberry Heights Drive, Brentwood, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: Granberry Heights Drive, Brentwood, TN 37211

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of September, 2020.

Jamie Beard McGlaun

Jamie Beard McGlaun

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jamie Beard McGlaun** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of September, 2020.

Jose Tomas Espinoza
ID NUMBER
130032971
COMMISSION EXPIRES
November 20, 2022

Electronic Notary Public

130032971

Notary Public Jose Tomas Espinoza
My Commission Expires: 11/20/2022

Notarized online using audio-video communication

(Notary Seal)

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022