6

WARRANTY DEED

Karen Johnson
Batch# 494246
10/13/2020 10:40:03 AM
Fees: $13.00 Taxes: $869.50

Davidson County
DEEDWARR
2 pgs

20201013-0118808

HOLLY E. LAVIT
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 07-17-2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacqueline Lynn Turpin	First Bank	097-02-0-A-283.00 CO
(NAME)	(NAME)	
1415 Riverbrook Drive	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Norman Self, Pamela Self, and Cody Patrick Self, tenants in common, with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacqueline Lynn Turpin, unmarried woman,** 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 located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 283 on the plan of Villages of Riverwood, Section One, Phase 3A, Revision One, as shown on the plat of same of record in Instrument No. 20110630-0050230, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Norman Self, Pamela Self, and Cody Patrick Self, tenants in common, with right of survivorship, by Warranty Deed from Robert C. Hinson, dated September 30, 2016, of record in Instrument No. 20161007-0106119, Register's Office for Davidson County, Tennessee. AND

unimproved ☐

This is improved ☑ property, known as 1415 Riverbrook Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Instrument No. 20110630-0050230; Restrictions of record in Instrument No. 20080408-0035557; Instrument No. 20110427-0032201 and Instrument No. 20170906-0091483; Easement of record in Instrument No. 20081209-0118828; Dedication of common area of record in Instrument No. 20110427-0032200; all of record in the Register's Office for Davidson County, Tennessee.

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 9th day of October, 2020.

Pamela Self

Cody Patrick Self
By: Norman Self, his Attorney-In-Fact

By: Norman Self; His Attorney-In-Fact

Norman Self

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Pamela Self, Cody Self, and Norman Self, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 9th day of October, 2020.

Notary Public
My Commission Expires: _____

File No.: 32393

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022