Karen Johnson Davidson County
Batch# 494403 DEEDWARR
10/13/2020 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20201013-0119037

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20090002

LEWIS BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Janet L Piper
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13 DAY OF Oct, 2020.

NOTARY PUBLIC

My Commission expires: 8/27/22

Address of New Owner
Wilburn D. Piper and
Janet L. Piper
5140 Rawlings Road
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
021-00-0-329.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Raymond E. Foster and wife, Jane W. Foster,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Wilburn D. Piper and Janet L. Piper, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land situated in the Second Civil District of Davidson County, State of Tennessee, being Lot No. 1, of the Plat of the Resubdivision of Lampley's One-Lot Subdivision of record in Book 8250, Page 154, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Raymond E. Foster and wife, Jane W. Foster, by Warranty Deed from Mildred Elizabeth Lampley dated 06/17/1999 and recorded on 06/24/1999 at Book 11540, Page 786, Register's Office for Davidson County, Tennessee.

This is property generally located:
5140 Rawlings Road, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 8250, Page 154, said Register's Office.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Raymond E. Foster and Jane W. Foster** has/have caused this instrument to be executed, this the 13 day of Oct, 20 20.

Raymond E. Foster

Jane W. Foster

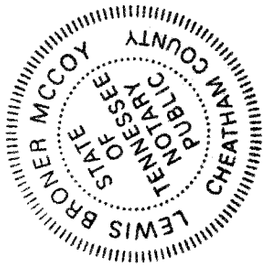
STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Raymond E. Foster and Jane W. Foster,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 13 day of Oct, 2020.

My commission Expires: 8/27/22

NOTARY PUBLIC



True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 13th day of October, 2020.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY