WARRANTY DEED

Karen Johnson Davidson County
Batch# 499309 DEEDWARR
10/20/2020 12:44:42 PM 2 pgs
Fees: $13.00 Taxes: $671.92

20201020-0122097

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

mail

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
Jennel Wilson	FirstBank	141-06-0-D-146.00 CO
(NAME)	(NAME)	
3387 Harpeth Springs Drive	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37064	
(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, **Jeffrey T. Wilson and Andrea Leigh Wilson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennel Wilson, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 146 on the plat of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey T. Wilson, an unmarried man and Andrea L. Bagwell, an unmarried woman, by Warranty Deed from Danielle Wright, single and David A. Wright, Sr. and wife, Bernadette Wright, dated May 4, 2017, of record in Instrument No. 20170509-0046019, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3387 Harpeth Springs Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEE 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 GRANTEE, her 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.

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. 20030213-0019999; Restrictions of record in Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396; By-Laws of record in Instrument No. 20030218-0020999; Charter for Homeowners Association of record in Instrument No. 20030218-0020998; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 15th day of October, 2020.

Jeffrey T. Wilson

ANDREA LEIGH WILSON
BY HER ATTORNEY IN FACT

Andrea Leigh Wilson
By: Jeffrey T. Wilson, her Attorney-in-Fact

State of Tennessee
County of Williamson

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

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

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Jeffrey T. Wilson**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney-in-Fact for **Andrea Leigh Wilson**, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Andrea Leigh Wilson**, the within named bargainor by the said **Jeffrey T. Wilson** as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this _____ day of October, 2020.

Notary Public
My Commission Expires:_____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

File No.: 32840