Karen Johnson Davidson County
Batch# 502656 DEEDWARR
10/28/2020 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $663.04
20201028-0125169

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-362

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brian Michael Simmons	Same as Owner	086 06 0A 510.00
(NAME)	(NAME)	
510 Chandler Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Donna L. Pinson and James C. Pinson, wife and husband** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Brian Michael Simmons, a single man** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Unit No. 510 on the Plan of Steeplechase Condominiums, according to the Master Deed of record in Book 6816, page 483, as amended by Book 7390, Page 1 and Instrument No. 20051216-0151253, in the Register's Office for Davidson County, Tennessee, and Plan of record in Book 6200, Page 454, in the Register's Office for Davidson County, Tennessee, to which Plan and Master Deed, reference is here made for a more complete and accurate description.

Being the same property conveyed to Robert N. Modert and Amy E. Modert, husband and wife, by Quitclaim Deed from Amy E. Modert who acquired title as Amy Pelphrey, now married, of record in Instrument No. 20161230-0137198, in the Register's Office of Davidson County, Tennessee, dated December 23, 2016 and recorded on December 30, 2016.

Being the same property conveyed to Donna L. Pinson and James C. Pinson, wife and husband, by Warranty Deed from Robert N. Modert and Amy E. Modert, husband and wife, of record in Instrument No. 20200127-0009362, in the Register's Office of Davidson County, Tennessee, dated January 23, 2020 and recorded on January 27, 2020.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2020 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 510 Chandler Place, Nashville, TN 37076.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns, in fee simple forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenant with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and binds themselves, and their and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed the 22nd day of October, 2020.

GRANTOR(s):

Donna L. Pinson

Donna L. Pinson

James C. Pinson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Donna L. Pinson and James C. Pinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 22 day of October, 2020.

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

Notary Public

My Commission Expires: 3·17·2024

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021