Karen Johnson Davidson County
Batch# 518121 DEEDWARR
11/18/2020 09:43:20 AM 3 pgs
Fees: $18.00 Taxes: $1,397.16
20201118-0135635

AUBREY B. SALING

TO: *WARRANTY DEED*

ADAM WILLARD, et ux

THIS WARRANTY DEED OF REALTY, executed as of the 16th day of November, 2020, by Grantor, **AUBREY B. SALING, a married person**, to Grantees, **ADAM WILLARD and HEATHER ASHLEY SWALLOW, husband and wife**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever in fee simple, certain realty situated in the Tenth (10th) Civil District of Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Connell Estates, Section 2, a plat of which is of record in Book 2900, Page 130, Register's office, Davidson County, Tennessee. The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.
>
> Being the same property conveyed to Aubrey B. Saling, from The Secretary of Veterans Affairs, an Officer of the United States of America, by Special Warranty Deed dated July 8, 2020, recorded July 17, 2020 at 11:17 A.M., and appearing of record in Instrument Number 20200717-0078722, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2020 taxes which are prorated and Grantor paid; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 3180, Page 73; and all matters as shown

on plan of record in Book 2900, Page 130, Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

AUBREY B. SALING Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **AUBREY B. SALING**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 16th day of November, 2020.

My Commission Expires: 5-10-2021

JON GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

Property Owners Name
and Mailing Address:

Adam Willard
Heather Swallow
215 Engel Avenue
Goodlettsville, Tennessee 37072

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
215 Engel Avenue
Goodlettsville, Tennessee, 37072

Map and Parcel No.
018-11-0-009.00

STATE OF TENNESSEE,
ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$377,611.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant _____

Subscribed and sworn to before me this the **16th day of November, 2020.**

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/28/23

PATRICIA L. WESTFIELD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Prepared by:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172