WARRANTY DEED

Karen Johnson Davidson County
Batch# 519742 DEEDWARR
11/23/2020 09:35:05 AM 2 pgs
Fees: $13.00 Taxes: $1,471.77

20201123-0137172

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,777.00

Michael L. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF Nov, 2020

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

MST 2020-1851

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine Hanna	SW BC	161-08-0-006.00
(NAME)	(NAME)	
420 Brewer Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, Tx 78216	
(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, **Pamela M. Roper, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christine Hanna, an 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 in Davidson County, Tennessee, being Lot No. 17 on the Plan of Kingswood Park of record in Plat Book 2900, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pamela M. Roper, unmarried by Warranty deed from Susan G. Taylor Clem and husband, David R. Clem of record in Book 11584, page 979, Register's Office for Davidson County, Tennessee, dated June 29, 1999 and recorded on July 23, 1999.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 2900, Page 70, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2963, Page 153, Book 3030, Page 491 and Book 3177, Page 227, in the Register's Office for Davidson County, Tennessee.

This property, known as 420 Brewer Drive, Nashville, TN 37211
(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 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 my/our hand(s) this 20 DAY OF DECEMBER, 2020.

Pamela M. Roper

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Pamela M. Roper, unmarried, 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.

Witness my hand and official seal at office, this 20 day of December, 2020.

Notary Public

My commission expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

(SEAL)