Karen Johnson Davidson County
Batch# 524734 DEEDWARR
12/04/2020 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20201204-0141188

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200308

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Laura C. Williamson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2020.

NOTARY PUBLIC
My commission expires: 1-24-22

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Garmon 8411 Whites Creek Pike Joelton, TN 37080	~~Same address as new owner~~ Regions Bank 2060 Parkway Office Cir Birmingham AL 35244	004-00-0-224.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN K. RIDDLE**, unmarried man, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANDREW M. GARMON**, unmarried man, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, being described as beginning at a P.K. nail in the center of Whites Creek Pike, a corner to H.D. Neeley, the S.E. corner of this tract and continuing as follows: S 46 deg. 40' W, 62.70 feet to an iron pin in the line of H.D. Neeley; thence S 71 deg. 12' W, 422.49 feet to an iron pin in the line of H.D. Neeley; thence S 82 deg. 28' W, 397.62 feet to a stone, a corner to George Dugger in the line of H.D. Neeley; thence 4 deg. 26' E, 114.00 feet to an iron pin in the line of Dugger; thence N 81 deg. 10' E, 558.70 feet to an iron pin at the base of a Cedar tree; thence N 71 deg. 01' E, 217.60 feet to an iron pin in the West margin of said pike; thence N 51 deg. 24' E, 32.80 feet to a P. K. nail in the center of said pike; thence S 38 deg. 36' E, 76.06 feet to the beginning, containing 1.99 acres as surveyed to H-K & Associates, dated January 11, 1977.

Being the same property conveyed to John K. Riddle, a single man by Deed from Jeremy Baker and Tracy Baker, husband and wife, dated November 10, 2016, recorded November 17, 2016, of record in Instrument #20161117-0121178, in the Office of the clerk for Davidson County, TN.

The address of the herein described property is believed to be 8411 Whites Creek Pike, Joelton, TN 37080, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of November, 2020.

11/25/2020

JOHN K. RIDDLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John K. Riddle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of November, 2020.

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Printed Notary Name

My commission expires: 6/6/21

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY