Karen Johnson Davidson County
Batch# 532980 DEEDWARR
12/14/2020 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $296.00
20201214-0146935

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-1129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Justin D. Bratcher, unmarried	Owner	Map: 15003014300
(NAME) 4009 Lancashire Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY THOUSAND AND NO/100 DOLLARS ($80,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LEMUEL HOLLIS BRATCHER AND JUANITA ANN BRATCHER, TRUSTEES OF THE BRATCHER LIVING TRUST DATED AUGUST 6,2007,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JUSTIN D. BRATCHER, UNMARRIED,

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:

Being Lot No. 29-B (erroneously referred to as Lot 298 in prior deed of record), of Justin Towne, Section Two, as shown by plat of record in Plat Book 5200, Page 459 and amended as Zone Lot Division Lot 29, Justin Towne, Section Two in Plat Book 5800, Page 321, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being part of the same property conveyed to Lemuel Hollis Bratcher and Juanita Ann Bratcher, Trustees of The Bratcher Living Trust dated August 6,2007, by deed from L. Hollis Bratcher and wife, Juanita A. Bratcher, of record in Instrument No. 20171214-0127612, dated December 12 and 13, 2017, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3108 Justin Towne Ct., Antioch, TN 37013
(House No.) (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 our hands this 10th day of December, 2020.

The Bratcher Living Trust

BY: _____
Lemuel Hollis Bratcher
Trustee

BY: _____
Juanita Ann Bratcher
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lemuel Hollis Bratcher and Juanita Ann Bratcher, Trustees of The Bratcher Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oath, acknowledged themselves to be the Trustees, of The Bratcher Living Trust, and that they as such Trustees, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Lemuel Hollis Bratcher and Juanita Ann Bratcher, as Trustees.

Witness my hand and official seal this 10th day of December, 2020.

My commission expires: 5.2.22

_____
Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.