WARRANTY DEED

Karen Johnson Davidson County
Batch# 542115 DEEDWARR
12/23/2020 03:37:30 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20201223-0153243

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 175,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS
21st day of December, 2020

Notary Public

MY COMMISSION EXPIRES: 10/31/2023
(Affix Seal)

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ariel Burton		
607 Hickory Glade Court	New owner	**162010C04500CO**
Antioch, TN 37013		
(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, **Samuel A. Bryant,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Ariel Burton, 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 607 Hickory Glade Court, Antioch, Antioch, TN 37013. Said property is being described as follows:

Land in Davidson County, Tennessee, being Unit No. 45 on the Plan of Phase 2, Hickory Glade, as record in Plat Book 6250, Pages 888 and 889, revised in Plat Book 6900, Page 41, Register's Office for Davidson County, Tennessee, to which plane reference is hereby made for a more complete description.

Being the same property conveyed to Samuel A. Bryant by Warranty Deed from Shayne Hartbarger, Unmarried dated 09/17/2009 and filed for record on 09/23/2009 of record in Instrument No. 20090923-0088582 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (X) Property, known as **607 Hickory Glade Court, Antioch, TN 37013**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 21st day of December, 2020.

Witness our hands this 21st day of December, 2020.

Samuel A. Bryant by C. H. Hohl Attny. in fact

Samuel A. Bryant
Chris Hohl, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel A. Bryant** the bargainor(s) 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 this 21st day of December, 2020.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson
On this day of December 18, 2020, before me personally appeard Chris Hohl to me known to be the person who executed the foregoing instrument in behalf of Samuel A. Bryant as his Attorney in Fact, and acknowledged that his executed the same as the free act and deed of the said giver.

Witness my hand and official seal this 21st day of December, 2020.

Commission Expires: 3/2/21

_____
Notary Public

M. TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, John A. Ball Jr., 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 TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A. Ball Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

LAMA LOWHORN
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)

202012230153243