Karen Johnson Davidson County
Batch# 543079 DEEDWARR
12/29/2020 10:09:05 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20201229-0153965

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Jim Brown
Affiant

Subscribed and sworn to before me, this 23RD DAY OF DECEMBER, 2020.

Jodie D Pelley
Notary Public

MY COMMISSION EXPIRES: 10/10/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Suzanne Bartlett	NEW OWNER (NAME)	
316 Rising Sun Lane (ADDRESS)	(ADDRESS)	064-02-0-057.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James Landon Dunaway and wife, Frances Elizabeth Dunaway, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Emily Suzanne Bartlett, a single woman, hereinafter called the Grantees, their heirs and assigns, that 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. 231 on the Plan of Brandywine Farms, Section 13 (Revised) of record in Plat Book 4660, Page 71, 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 James Landon Dunaway and wife, Frances Elizabeth Dunaway by Warranty deed from Gary L. Hart and Wife, Stephana Claire Hart of record in Instrument No. 20111004-0076717 Register's Office for Davidson County, Tennessee, dated September 30, 2011.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 316 Rising Sun Lane, Old Hickory, TN 37138
(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 23rd day of December, 2020.

WARRANTY DEED
(Continued)

James Landon Dunaway

Frances Elizabeth Dunaway

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Landon Dunaway and wife, Frances Elizabeth Dunaway, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of December, 2020.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, ~~LLC~~
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072