# WARRANTY DEED

Karen Johnson Davidson County
Batch# 558489 DEEDWARR
01/21/2021 11:57:05 AM 2 pgs
Fees: $13.00 Taxes: $3,629.33

20210121-0009190

File No. DH-20-33

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $980,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of January, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2023

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bradley J. Bars | Bradley J. Bars | |
| (NAME) | (NAME) | |
| 4404 Westlawn Drive | 4404 Westlawn Drive | 131-11-0-038.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 372049 | Nashville, TN 372049 | |
| (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, I/we, **Brinn Daniels, an unmarried woman,**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradley J. Bars**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Property 1:**
**Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of ReSubdivision of Turner Subdivision of record in Plat Book 6250, Page 899, 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 Brinn Daniels, an unmarried woman by Warranty deed from Tony Grippo and Leanne Grippo, husband and wife of record in Instrument No. 20160502-0042607 Register's Office for Davidson County, Tennessee, dated April 28, 2016 and recorded on May 02, 2016.**

**This is property more commonly known as 4515 Granny White Pike, Nashville, TN 37204.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 20th day of January, 2021.

Brinn Daniels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of January, 2021, before me personally appeared Brinn Daniels, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of January, 2021.

Notary Signature
My commission expires: 1/3/23

