Karen Johnson Davidson County
Batch# 562520 DEEDWARR
01/27/2021 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210127-0012104

WARRANTY DEED

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/13/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Grace Peach Anderson and Austin Anderson	First Comm. Mtg.	Parcel ID: 147-10-0-150.00-000
(NAME) 5006 Whispering Hills Court	(NAME) 202 Robert Rose DR. STE 200	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **John Leroy Hall and Sarah Katelyn Hall, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Grace Peach Anderson and Austin Anderson, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 491 on the Plan of Whispering Hills, Section II-C, as of record in Book 2663, pages 66 and 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Vinita H. Swisher, By Deed from Robert K. Payne and wife, Virginia H. Payne dated August 03, 1970 recorded August 10, 1970, of record in Book 4437, Page 397 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Vinita H. Swisher, Trustee U/A/D January 14, 1994, By Quitclaim Deed from Vinita H. Swisher dated January 14, 1994 recorded January 14, 1994, of record in Book 9234, Page 505 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to John Leroy Hall and Sarah Katelyn Hall, husband and wife, By

Warranty Deed from Roger Donovan Swisher and Rebecca Ann Swisher Akin, successor trustees of The Vinita Swisher Revocable Living Trust Agreement U/A/D January 14, 1994 dated June 04, 2020 recorded June 16, 2020, of record as Instrument No. 20200616-0062053 Register's Office for Davidson County, Tennessee.
Vinita H. Swisher died on September 26, 2017

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5006 Whispering Hills Court, Nashville, TN 37211

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 22nd day of January, 2020

John Leroy Hall

Sarah Katelyn Hall

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State John Leroy Hall and Sarah Katelyn Hall, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of January, 2021.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY