Karen Johnson Davidson County
Batch# 563377 DEEDWARR
01/28/2021 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20210128-0012551

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2021

Notary Public

MY COMMISSION EXPIRES: 11/24/21

(AFFIX SEAL)

J. TRENT LEHMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsey Thompson	Ameris Bank ~~New Owner~~	105-13-0S-001.00-CO
(NAME)	(NAME)	
1101 South Douglas Avenue	1000 Corporate Centre Drive, Suite 120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Franklin TN 37067	
(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,

JOHN HYNEMAN, MARRIED,

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

LINDSEY THOMPSON,

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 Unit 1 of The 11th and South Douglas Avenue Townhomes, as shown in the Declaration of Covenants Conditions and Restrictions for the 11th and South Douglas Avenue Townhomes of record in Instrument No. 20140103-0000911 and First Amendment in Instrument No. 20140305— 0018546, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Hyneman by Quitclaim deed from Pointe South Equity LLC of record in Instrument No. 20190222-0016067 Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on February 22, 2019. The subject property has never been marital property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1101 South Douglas Avenue, Nashville, TN 37204

LT&E File #17538

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 27th day of January, 2021

John Hyneman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of January, 2021, before me personally appeared John Hyneman, 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 27th day of **January, 2021**.

Notary Signature
My commission expires: 11/14/21

COUNTY OF WILLIAMSON J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC

LT&E File #17538

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022