WARRANTY DEED

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of ~~Rutherford~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,590.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 6/13/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Thomas Werner	Primary Residential Mortgage, Inc.	097-05-0 012.00
(NAME)	(NAME)	
620 Larchwood Drive	P. O. Box 593	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Salt Lake City, UT 84110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, I, **Mary A. Chambliss, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew Thomas Werner, a single man,** 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. 38 on the Plan of Hickory Bend, Section 7 of record in Plat Book 3600, Page 29, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Mary A. Chambliss by deed of record in Instrument No. 20100506-0034397, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 620 Larchwood Drive, Nashville, TN 37214
(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.

Karen Johnson Davidson County
Batch# 577956 DEEDWARR
02/24/2021 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $960.48
20210224-0023411

Witness my/our hands this 11th day of February, 2021.

Mary A. Chambliss

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Mary A. Chambliss the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 11th day of February, 2021.

Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

File No.: 22276

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

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 D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY