RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Road
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB210427

WARRANTY DEED

Karen Johnson Davidson County
Batch# 597474 DEEDWARR
03/22/2021 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,206.20
20210322-0037557

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of March, 2021.

NOTARY PUBLIC

My commission expires: 10/6/21

FRANK W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gail Minion Piper 1621 Robindale Drive Hermitage TN 37076	Same address as new owner	098-06-0A-0192.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Six Thousand and 00/100 Dollars ($326,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRADLEY DAVID AUSTIN AND KATHERINE MEFFERT**, husband and wife, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GAIL MINION PIPER**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 172 on the plan of the Final Plat of Phase 2, Section B, Bridgewater, a Planned Unit Development, of record at Instrument #20080422-0040985, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bradley David Austin, an unmarried man, from Thomas Eugene Morris, Jr., and Rachel Jane Morris, husband and wife, by Warranty Deed dated October 25, 2017 and recorded October 30, 2017 in Instrument #20171030-0111015, said Register's Office.

The address of the herein described property is believed to be 1621 Robindale Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of March, 2021.

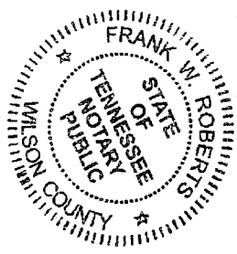
Bradley David Austin
BRADLEY DAVID AUSTIN

Katherine J. Meffert
KATHERINE MEFFERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Bradley David Austin and Katherine Meffert, 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 therein contained.

WITNESS my hand and seal, this the 17th day of March, 2021.



Notary Public

Frank W. Roberts
Printed Notary Name

My commission expires: 10/6/21

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022