WARRANTY DEED

Karen Johnson Davidson County
Batch# 606920 **DEEDWARR**
04/05/2021 02:19:42 PM 2 pgs
Fees: $13.00 Taxes: $2,057.20

20210405-0044188

O-SB-VRES-21-641

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $556,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/7/21

(AFFIX SEAL)

Margaret H. Means Notary Public State of Tennessee Davidson County My Commission Expires September 7, 2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hilary Jordan Pemberton and Jeffrey Daniel Pemberton	**Guaranty Home Mortgage Corporation**	
(NAME) **641 Logwood Briar Circle**	(NAME) **316 Robert Rose Drive**	**172-13-0A-074.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HEATHER PROPPER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HILARY JORDAN PEMBERTON AND JEFFREY DANIEL PEMBERTON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in ~~**WILLIAMSON**~~ DAVIDSON COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section Two, Williams Grove, R40 Residential P.U.D of record in Plat Book 9700, Page (s) 902 through 906, inclusive, 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 Heather Propper, unmarried by Warranty deed from Charles M. Edwards and wife, Barbara Edwards of record in Instrument No. 20140515-0041646 Register's Office for Davidson County, Tennessee, dated May 12, 2014 and recorded on May 15, 2014.

This conveyance is subject to:

- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 902 through 906, inclusive, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plat of record in Book 9700, page 520, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10741, Page 678; Book 11167, Page 755; Book 11643, Page 316; Instrument No. 19991206-0300190 and Instrument No. 20010514-0049490, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Book 10741, Page 671, in the Register's Office for Davidson County, Tennessee.
- Charter of Williams Grove Homeowners Association, Inc. of record in Book 10741, Page 671 and Instrument No. 20010618-0064214, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area to Williams Grove Homeowners Association, Inc. of record in Instrument Number 20010514-0049489 and Instrument No. 20011226-0142132, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10951, Page 699, in the Register's Office for Davidson County, Tennessee
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **641 Logwood Briar Circle, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1 DAY OF APRIL, 2021.

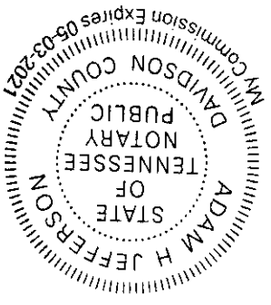
Heather Propper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this the 1st of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212