WARRANTY DEED

Karen Johnson Davidson County
Batch# 656229 **DEEDWARR**
06/14/2021 03:07:33 PM 2 pgs
Fees: $13.00 Taxes: $2,849.00

20210614-0079997

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Peter Niner and Candace J. Lee, husband and wife 7937 Meadow View Drive Nashville, TN 37221	Bank of Tennessee 301 E. Center Street Kingsport, TN 37660	156-10-0-026

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Marc D. Bertrand and wife, Susan K. Bertrand,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **William Peter Niner and Candace J. Lee, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain tract or parcel of land in Davidson & Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson and Williamson County, Tennessee, being Lot No. 27 on the plan of Templegate, Section 3, of record in Book 8250, Page 868, Register's Office of Davidson County, and Plat Book 25, Page 149, Register's Office of Williamson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marc D. Bertrand and wife, Susan K. Bertrand by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation, dated 06/08/2000 and recorded 06/15/2000, of record in Instrument 20000615-0059686, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 7937 Meadow View Drive, Nashville, TN 37221

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 the 11th day of June, 2021.

Marc D. Bertrand

Susan K. Bertrand

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Marc D. Bertrand and Susan K. Bertrand with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 11th of June, 2021.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY