Karen Johnson Davidson County
Batch# 784869 DEEDWARR
01/05/2022 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220105-0001916

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me this 23rd day of December, 2021.

Notary Public
My commission expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Address of New Owner:	Send Tax Bills to:	Tax Information
Brandon Brannan and Regina Hammond 6317 Sweetgum Ln. Nashville, TN 37221	~~Same~~ New Owner 6317 Sweetgum Ln. Nashville, TN 37221	155-08-0B-014-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Gregory A. Bridwell and Janice K. Bridwell, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brandon Brannan and Regina Hammond, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 14 on the plan of Phase I, South Colony at Riverbend, as of in Book 6900 Page 271, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregory A. Bridwell and wife, Janice K. Bridwell by deed from The Zeitlin Group, a Joint Venture of record in Book 8391 Page 543, Register's Office for Davidson County, Tennessee, and dated July 3, 1991.

This conveyance is made subject to the following:

1. All matters appearing on the plan of South Colony at Riverbend of record in Plat Book 6900 Page 271 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 7199, Page 119 in the official records of the Davidson County Register of Deeds.

3. Charter of South Colony at Riverbend Homeowners Association of record in Book 8748 Page 816 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 6317 Sweetgum Lane, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 23rd day of December, 2021.

Gregory A Bridwell

Gregory A. Bridwell

Janice K Bridwell

Janice K. Bridwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of December, 2021, before me personally appeared Gregory A Bridwell and Janice K Bridwell, 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 23rd day of December, 2021.

Sheri Engel

Notary Signature
My commission expires: 12-18-23

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/23/21.

Date

Affiant Signature

12/23/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of December, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON