Karen Johnson Davidson County
Batch# 883580 DEEDWARR
07/05/2022 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20220705-0077025

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $545,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF JULY, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/14/25

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2696 LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Susan Pressley and Richard Minton	SWBC Mortgage Corporation	155 08 0B 017.00.
6329 Sweetgum Lane	117 Seaboard Ln STE F205	
Nashville, TN 37221	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ABIGAIL FREEMAN LINFERT AND CHRISTIAN D. AMSLER, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SUSAN PRESSLEY AND RICHARD MINTON

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. 17 on the Plan of Phase 1 of South Colony at Riverbend, of record in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Abigail Freeman Linfert and Christian D. Amsler, wife and husband, by Warranty Deed from Michael E. Jackson and wife, Lanna J. Jackson, of record in Instrument No. 20161122-0123006, in the Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on November 22, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 1 of South Colony at Riverbend, as recorded in Plat Book 6900, Page(s) 271.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 7199, Page 119, as amended in Book 9792, Page 20, amendment to bylaws in Book 7781, Page 645 and Book 9792, Page 24.

5. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5349, Page 921.

6. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6474, Page 354, as amended in Book 6486, Page 588.

7. Easement recorded in Book 6613, Page 536.

8. Restrictions contained in electrical permit of record in Book 5896, Page 257.

This is improved property known as 6329 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 29th day of June, 2022.

Abigail Freeman Linfert

Christian D. Amsler

STATE OF FLORIDA

COUNTY OF St. Johns

Personally appeared before me, a Notary Public of said County and State, ABIGAIL FREEMAN LINFERT AND CHRISTIAN D. AMSLER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Produced ID: TN TFL DL

Witness my hand and official seal at St. Augustine (city), Florida, this 29th day of June, 2022.

HEATHER MARIE ROY
Commission # GG 977280
Expires April 9, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Heather M. Roy
Notary Public Heather M. Roy

My Commission Expires: 4/9/24

Tennessee Certification of Electronic Document

I, Patricia Nicks 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 07-01-2022 (date of document).

Affiant Signature

07-01-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of July, 2022

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

