Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120032937 DEEDWARR
Recvd: 05/04/12 11:09 2 pgs
Fees:13.00 Taxes:360.75
20120504-0038534

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is 97,300.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2012.

Notary Public

My commission expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PARKWAY, SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BRIDGETT S GOTHARD	**GUARANTY TRUST COMPANY**	**05204008100**
232 MANZANO RD	**316 ROBERT ROSE DRIVE**	
MADISON, TN 37115	**MURFREESBORO, TN 37129**	

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 ACKNOWLEDGE, WE,

JIMMY WRIGHT and JULIE WRIGHT

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

BRIDGETT S GOTHARD

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:

Being Lot No. 54 on the Plan of Arrowhead Estates, Section 2, of record in Book 5050, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 65 feet on the southerly margin of Manzano Road and runs back 131.86 feet on the westerly line and 131.84 feet on the easterly line to a dead line in the rear which measures 65 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO JIMMY WRIGHT AND WIFE, JULIE WRIGHT BY WARRANTY DEED FROM PATRICIA A DOWLESS ROBERTSON, MARRIED DATED 12/31/97 AND RECORDED ON 01/03/98 IN BOOK 10752, PAGE 104, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 5050, Page 83, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 232 MANZANO RD, MADISON, TN 37115.

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 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 my/our hand(s) this 30th day of April, 2012.

JIMMY WAYNE WRIGHT, JR

JULIE D WRIGHT

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, a Notary Public of said County and State, JIMMY WAYNE WRIGHT, JR and JULIE D WRIGHT, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2012.

Notary Public

My Commission Expires: 8-20-14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014