RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051317 DEEDWARR
Recvd: 07/17/14 10:22 2 pgs
Fees:13.00 Taxes:895.40
20140717-0063205

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $242,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2014.

Notary Public

My commission expires: _____

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2016

THIS INSTRUMENT WAS PREPARED BY
Nancy King Crawford, Attorney
1929 21st Avenue South , Nashville, TN 37212

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel ID Number:
Benjamin Picker **Kara Picker**	SAME	**087-02-0 070.00**
1109 Mistletoe Circle		
Hermitage, TN 37076		

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,

Keith A. Wright and Brenda R. Wright, husband and wife

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

Benjamin Picker and Kara Picker, husband and wife

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. 140, on the Plan of New Hope Meadows, Phase II, of record in Plat Book 6900, Page 724, Register's Office for Davidson County, TN, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Keith A. Wright and Brenda R. Wright, husband and wife, by deed from Frederick Leroy Huggins of record in Instrument 20030616-0082342, Register's Office for said County.

This conveyance is subject to:

1) 2014 real property taxes and subsequent years. Taxes for the current year have been prorated and assumed by the Grantee(s) herein.

2) All matters affecting said premises as appearing on the Plan of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee.

3) All terms and provisions of the By-Laws of New Hope Meadows Homeowners Association of record in Book 7557, Page 356; Declaration of Covenants, Conditions and Restrictions of New Hope Meadows of record in Book 7557, Page 377; Amendment to Declaration of Covenants, Conditions and Restrictions of New Hope Meadows of record in Book 7567, Page 103; Re-record of the By-Laws of New Hope Meadows of record in Book 7567, Page 106; Amendment to Recorded Plan, New Hope Meadows – Phase II of record in Book 7688, Page 804; Supplemental Declaration of Covenants, Conditions and Restrictions of New Hope Meadows of record in Book 7934, Page 796; First Restated Declaration of Covenants, Conditions and Restrictions of New Hope Meadows of record in Instrument Number: 20030106—0001976; and, First Restated By-Laws of New Hope Meadows Homeowners Association of record in Instrument Number: 20030106-0001977, Register's Office for Davidson County, Tennessee.

4) Any and all other restrictions, conditions, and easements of record.

This is improved property, known as: **1109 Mistletoe Circle, Hermitage, TN 37076**

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 15 day of **July, 2014.**

Keith A. Wright
Keith A. Wright

Brenda R. Wright
Brenda R. Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

NOTARY PUBLIC STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Keith A. Wright and Brenda R. Wright,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **July, 2014.**

Nancy King Cumford
Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 26, 2018