WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140055980 DEEDWARR
Recvd: 08/01/14 10:28 2 pgs
Fees:13.00 Taxes:503.20
20140801-0068826

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/17/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin Wright, III and Shirley J. Wright, husband and wife	New Owner	049120a03400 CO
(NAME) 1908 Waveport Place	(NAME) 1908 Waveport Place	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Melonie M. Rucker and husband, Terry Donnell Rucker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin Wright, III and Shirley J. Wright, 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:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Prestwick Place, of record in instrument No. 20040723-0088164, Register's office got said County, to which reference is made for a more complete description.

Being the same property conveyed to Melonie M. Phelps, unmarried, by deed of record in Instrument Number 2006214-001762, Register's Office for Davidson County, Tennessee. The said Melonie M. Phelps is now married to Terry Donnell Rucker. She is now known as Melonie M. Rucker. The said Terry Donnell Rucker hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to Restrictive Covenants of record in Instrument Number 20040831-0104880, Register's Office for Davidson County, Tennessee. Subject to all matters on plat of record in Instrument Number 20040723-0088164, amended in Instrument 20040922-0113905, said Register's office. Charter of Prestwick Place HOA recorded in Instrument Number 20040831-0104875, Registers Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1908 Waveport Place, Whites Creek, TN 37189

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 30 day of July, 2014.

Melonie M. Rucker

Melonie M. Phelps N/K/A

Melonie M. Phelps N/K/A Melonie M. Rucker

Terry Donnell Rucker

Terry Donnell Rucker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melonie M. Phelps NKA Melonie M. Rucker and husband, Terry Donnell Rucker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30 day of July 2014.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public