BILL GARRETT, Davidson County
Trans: T20150068910 DEEDWARR
Recvd: 08/17/15 11:45 2 pgs
Fees: 13.00 Taxes: 399.05
20150817-0082338

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Pointe Drive, Suite A
Clarksville, TN 37040
15-0118CV

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,850.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of August, 2015

Notary Public
Commission Expires: 10/14/15

ERIN M. LOWELL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
James K. Wright 1439 Mohawk Trail Madison, TN 37115	James K. Wright 1439 Mohawk Trail Madison, TN 37115	063 02 0 155.00

WARRANTY DEED

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, I/WE,

Cynthia P. Poole f/k/a Cynthia J. Painter

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James K. Wright

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. 49 on the Plan of Nawakwa Hills powwow Addition, or record in Plat Book 974, Page IO, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cynthia J. Painter by Warranty Deed from James Kenneth Wright, executed on December 3, 2007 and recorded on December 21, 2007 in Instrument No. 20071221-0146674, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1439 Mohawk Trail, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22 day of July, 2015.

Cynthia P. Poole f/k/a Cynthia J. Painter

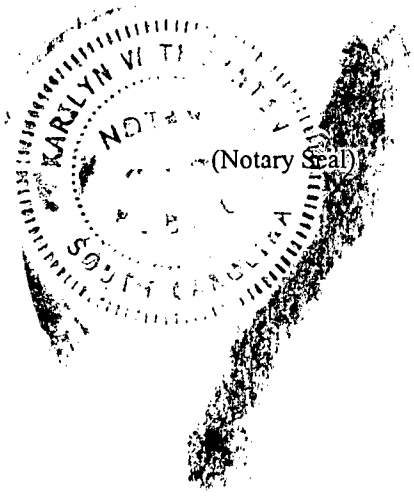
Cynthia P. Poole f/k/a Cynthia J. Painter

STATE OF South Carolina
COUNTY OF Spartanburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cynthia P. Poole f/k/a Cynthia J. Painter** 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 and official seal this 22nd day of July, 2015.

Karalyn W. Thornton
Notary Public
My Commission Expires: 5/28/2020



(Notary Seal)