Davidson County DEEDWARR
Recvd: 06/06/16 11:25 3 pgs
Fees:18.00 Taxes:784.40
20160606-0056734

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $212,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF MAY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

RUTH M FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-18-2019

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 118 Saundersville Road, Suite 150, Hendersonville, TN 37075
file # 16-1991H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Wendy Wright and Kevin Wright	NEW OWNER	052-04-0-094.00
8 Ricky Lane	SAME	
Poughkeepsie, NY 12601		

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

LAURA HICKS, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WENDY WRIGHT AND KEVIN WRIGHT, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), 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. 1 on the Plan of Resubdivision of Bobby's Place-Cheyenne Boulevard of record in Instrument Number 20130430-0043148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura Hicks, a single woman by Warranty deed from Pete Milazzo, married of record in Instrument No. 20141217-0115282 Register's Office for Davidson County, Tennessee, dated December 11, 2014 and recorded on December 17, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20130430-0043148, Register's Office of Davidson County, Tennessee.

Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage of record in Book 3569, Page 87, in the Register's Office for Davidson County, Tennessee.

This is property known as 1104 Cheyenne Boulevard, Madison, TN 37115-5034

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 my hand on the 23rd day of May, 2016.

Laura Hicks

STATE OF TENNESSEE

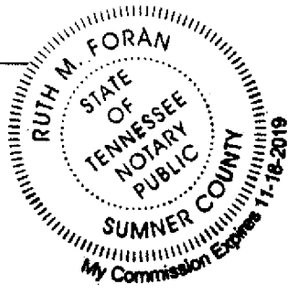
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, LAURA HICKS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of May, 2016.

Notary Public

My Commission Expires: _____



File #: 16-1991H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

118 Saundersville Road, Suite 150

Hendersonville, TN 37075

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

