BILL GARRETT, Davidson County
Trans:T20160111718 DEEDWARR
Recvd: 12/20/16 08:48 2 pgs
Fees:13.00 Taxes:636.40
20161220-0133360

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

GINA DUNNING NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William G. Wrape and Kathy P. Wrape, Husband and Wife as Joint Tenants.	New owners (NAME)	
1305 Ravenna Ct. S. (ADDRESS)	(ADDRESS)	150-03-0-353.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Thelma Hinkle, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William G. Wrape and Kathy P. Wrape, Husband and Wife as Joint Tenants., hereinafter called the Grantees, their heirs and assigns, that 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. 407 ON THE PLAN OF SECTION NINE, THE COUNTRY OF RECORD IN PLAT BOOK 6900, PAGE (S) 285 AND 286, 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 A. C. HINKLE AND WIFE, THELMA J. HINKLE BY WARRANTY DEED FROM JAMES H. NELSON AND WIFE, SHERYLL C. NELSON OF RECORD IN BOOK 9801, PAGE 531, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 20, 1995 AND RECORDED ON SEPTEMBER 21, 1995. THE SAID A. C. HINKLE HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1305 Ravenna Court South , Antioch, TN 37013-1092
(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/our hand(s) this 16th day of December, 2016.

WARRANTY DEED
(Continued)

Thelma Hinkle

Thelma Hinkle

STATE OF Virginia

COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thelma Hinkle, unmarried, the herein bargainor(s), 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, this the 16th day of December, 2016.

Notary Public

My Commission Expires: 4-30-2017

(SEAL)

MELVIN MAX OLIVER
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 265861
MY COMM. EXPIRES
NOTARY PUBLIC

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072