BILL GARRETT, Davidson County
Trans:T20170020348 DEEDWARR
Recvd: 03/09/17 10:49 2 pgs
Fees:13.00 Taxes:462.50
20170309-0023383

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Douglas Wright & Kari Wright
312 Lake Chateau Drive
Hermitage, TN 37076

SEND TAX BILL TO:

Owner

MAP/PARCEL 097-08-0A-122.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marion J. Rice Jr., an unmarried man, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Douglas Wright and Kari Wright, husband and wife, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. W-2, as shown on the plan of Lake Chateau of record in Plat Book 6250, Pages 607-610, a Horizontal Property Regime, and further established by the Master Deed of record in Book 6639, Page 468 as amended in Book 7025, Page 380, Book 7367, Page 272, Registers Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Marion J. Rice, Jr., an unmarried man by Warranty Deed from Lee Ann Rice, unmarried, recorded on the 18th day of April, 2013 in Instrument No. 20130418-0038513, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **312 Lake Chateau Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 3rd day of March, 2017.

WITNESS MY HAND on this the 3rd day of March, 2017

Marion J. Rice, Jr.
Marion J. Rice Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Marion J. Rice Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 3rd day of March, 2017.

Jeri Shoulders
NOTARY PUBLIC

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

My Commission Expires: 9/7/20

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

Jessica D Perry
AFFIANT

Subscribed and sworn to before me this the 3rd day of March, 2017.

Jeri Shoulders
NOTARY PUBLIC

My Commission Expires: 9/7/20

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

File No: 170133