Register Return to: 17-1-062
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20170029048 DEEDWARR
Recvd: 04/06/17 10:18 2 pgs
Fees:13.00 Taxes:2220.00
20170406-0033721

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of March, 2017 by and between Jon B. Wright and wife, Joan H. Wright, hereinafter referred to as GRANTOR, and Joseph B. Hanks and wife, Lynn P. Hanks hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Goodlettsville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot #31, all of a two (2) foot reserved strip, a portion of Lot #32 and 40 feet of an unnumbered tract to the South of Lot #32 on the Plan of Roscoe Place, Second Addition, Block "F" of record in Book 843, page 73, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at an iron pin in the easterly margin of Dickerson Pike, said iron pin being 100 feet from the southeast corner of Dickerson Pike and East Avenue; thence leaving Dickerson Pike, South 83° 16' 10" East 200.00 feet to an iron pin set; thence South 00° 21' 10" East 140.00 feet to an iron pin set; thence North 83° 16' 10" West 200.00 feet to an iron pin set in the easterly margin of Dickerson Pike; thence with Dickerson Pike , North 00° 21' 10" West 140.00 feet to the point of beginning, containing 27,786.30 square feet or 0.638 acres.

Said property description is taken from the survey dated January 19, 1995, prepared Michael V. Holmes, R.L.S. No. 213, 609 Dunston Drive, Nashville, Tennessee 37211.

Being the same property conveyed to Jon B. Wright and wife Joan H. Wright by Quitclaim Deed from Rae Clark Mifflin Bryan, as Sole Trustee under The Al Mifflin Family Trust (the former Co-Trustee, Kate Currin Mifflin Kozak having resigned on April 28, 1995) with full power to sell, mortgage and convey without the joinder of any beneficiary, and Robert Bell Mifflin and wife Mary Dodd Mifflin, dated June 23, 1995, recorded July 25, 1995, of record in Book 9739, page 142, Register's Office for Davidson County, Tennessee. For previous reference see General Warranty Deed of record in Book 9581, page 781, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 212 S. Main St., Goodlettsville, TN 37072

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jon B. Wright

Joan H. Wright

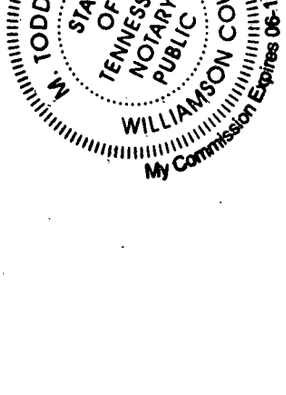
INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Jon B. Wright and Joan H. Wright, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 31st day of March, 2017.

Notary Public

My Commission Expires: 6-15-19



Name and Address of Property Owner:
Joseph B. Hanks and Lynn P Hanks
212 S. Main St.,
Goodlettsville, TN 37072

Send Tax Statements to:

Same

Map & Parcel 02601001900

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $600,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of March, 2017.

Notary Public

My Commission Expires: 6-15-19

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