Return to:

This Instrument Prepared By:
Adreienne-Trammell-LOve, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

MAP/GROUP/PARCEL 163020B011.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Larry D. Wright II
140 Took Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20170031670 DEEDWARR
Recvd: 04/17/17 10:32 2 pgs
Fees:13.00 Taxes:888.00
20170417-0036728

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **CAROL SISCO, AN UNMARRIED WOMAN AND BEVERLY LEE, AN UNMARRIED WOMAN,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **LARRY D. WRIGHT II, UNMARRIED MAN,** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot 11, First Amendment, Berkeley Hall, Phase Five-Section One of Hickory Highlands P.U.D., as shown by Plat appearing of record in Instrument No. 20050706-0077601, as corrected by Surveyor's Certificate of Corrections of record in Instrument Nos. 20050725-0086047, and Instrument No. 20050725-0086048, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Carol Sisco, unmarried and Beverly Lee, unmarried, by Warranty Deed dated December 7, 2006 from Southern Home Builders, LLC, of record in Instrument Number 20061214-0154475, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

2017 Real Property Taxes are a lien not yet due and payable until October 1, 2017.; Declaration of Covenants of record in Instrument No. 20061031-0135165, and supplemented in Instrument No. 20140520-0043176, in the Register's Office of Davidson County, Tennessee.; Charter of record in Instrument No. 20061127-0146331 in the Register's Office of Davidson County, Tennessee.; Quitclaim Deed for Common Areas in Instrument No. 20090623-0058289, in the Register's Office of Davidson County, Tennessee.; Ratification, Dedication, and Adoption of Plat of record in Instrument No. 20050923-0114416, in the Register's Office of Davidson County, Tennessee.; Surveyor's Certificate of Correction(s) of record in Instrument No. 20050725-0086047 and in Instrument No. 20050725-0086048, in the Register's Office of Davidson County, Tennessee.; Plat of record in Instrument No. 20050706-0077601 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 140 Took Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

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Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 13th day of April, 2017.

Carol Sisco

Carol Sisco

Beverly L. Lee

Beverly L. Lee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Carol Sisco and Beverly L. Lee, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 13th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 13th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

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