Bill Garrett Davidson County
Batch# 2638 DEEDWARR
09/20/2017 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20170920-0096414

WARRANTY DEED

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/15/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bobby E. Wright, Sr	New Owner	163-02-OB-047.00 CO
(NAME)	(NAME)	
113 Took Drive		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Luther D. Dollar, IV and Kinita M. Dollar, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobby E. Wright, Sr and Katherine P. Wright, husband and wife,** 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. 86, on the Plan of 1st Amendment, Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D., of record in Instrument No. 20050706-0077601, as amended in Instrument No. 20050725-0086047, and Instrument No. 20050725-0086048, and ratified and adopted in Instrument No. 20050923-0114416, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Luther D. Dollar, IV and Kinita M. Dollar, husband and wife by Warranty Deed from Jeremy Deep, married and recorded on January 21, 2015 in Instrument No. 20150121-0005810, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 113 Took Drive Antioch TN 37013
(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 our hands 09/18/17.

Luther D. Dollar, IV

Kinita M. Dollar

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Luther D. Dollar, IV and Kinita M. Dollar with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 09/18/17.

Notary Public

My Commission Expires: 9/10/18

True Copy Certification

I, Lavinia Tribble, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Lavinia Tribble who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-15-2021

{Notary Seal}

