WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
D. Price Investments, Inc.	D. Price Investments, Inc.	063160B08400CO
(NAME)	(NAME)	
1616 ELM HILL PIKE	1616 ELM HILL PIKE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37210	NASHVILLE, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 29696 **DEEDWARR**
11/27/2017 11:39:00 AM 2 pgs
Fees: $13.00 Taxes: $743.70

20171127-0120578

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Corey Tanner Wright, a single man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **D. Price Investments, Inc.**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 143 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Page 550 through 552, inclusive and Certificate of Correction recorded in Book 7462, Page 445, Book 8110, Page 401 and Amendment to the Plat of Chitwood Change Name of recorded in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Corey Tanner Wright, a single man by Warranty Deed from Front Porch Realty, LLC, dated 02/28/2012, recorded 03/05/2012, of record in Instrument No. 20120305-0018957, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6900, Pages 550 through 552, Certificate of Correction recorded in Book 7462, Page 445, and Book 8110, Page 401 and Amendment to the Plat of Chitwood Change Name of recorded in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 7351, Page 852, First Amendment to the Declaration of record in Book 7451, Page 739, Second Amendment of Declaration of record in Book 8336, Page 393, in the Register's Office for Davidson County, Tennessee. Warranty Deed of Flowage Easement of record in Book 2247, Page 75, in the Register's Office for Davidson County, Tennessee. Boundary Survey of record in Book 6900, Page 405, in the Register's Office for Davidson County, Tennessee. Charter of Chitwood Downs Homeowners Association of record in Book 7431, Page 204, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 7460, Page 930, of record in Book 7489, Page 515, and of record in Book 8007, Page 235, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Book 8207, Page 276, in the Register's Office for Davidson County, Tennessee. Charter of Hampton Park Homeowners Association of record in Book 8517, Page 762, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Public Utilities of record in Book 8657, Page 179, in the Register's Office for Davidson

County, Tennessee. Articles of Amendment to the Charter of Hampton Park Homeowners Association of record in Book 8833, Page 216, in the Register's Office for Davidson County, Tennessee. Warranty Deed of record in Book 8951, Page 797, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 11030, Page 740 and of record in Book 11030, Page 785, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1501 Aaronwood Drive, Old Hickory, TN 37138
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 21st day of November, 2017.

Corey Tanner Wright

State of Tennessee
County of Wilson

Personally appeared before me Corey Tanner Wright, 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 purposes therein contained.

WITNESS my hand and seal this 22nd day of November, 2017.

Notary Public _____
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-41063
SMG TN Warranty Deed