THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Joshua Robert Bright
2923 Lakeland Drive
Nashville, TN 37214
SEND TAX BILLS TO:
Joshua Robert Bright
2923 Lakeland Dr.
Nashville TN 37214

Bill Garrett Davidson County
Batch# 59459 **DEEDWARR**
02/15/2018 10:42:09 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20180215-0014876

WARRANTY DEED

(Map 096-14-0, Parcel 054.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **RONALD L. NORTON, unmarried,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **JOSHUA ROBERT BRIGHT, unmarried,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 401, Cloverhill Subdivision, Section VII, according to plat and survey of same appearing of record in Plat Book 2133, page 92, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Ronald L. Norton and wife, and Debbie L. Norton, by Warranty Deed from Belinda Belle Johnson, Trustee, dated January 29, 1998, of record in Book 10775, page 104 in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated April 6, 2015, the said Debbie L. Norton conveyed all of her right, title and interest in the subject property to Ronald L. Norton, of record in Instrument No. 20150410-0031849, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 2133, page 92; to Restrictive Covenants of record in Book 2145, page 262; to a perpetual easement for Utilities and Maintenance of record in Book 2145, page 262, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2923 Lakeland Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 9th day of February, 2018.

Ronald L. Norton
RONALD L. NORTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald L. Norton, the bargainor, 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, this the 9th day of February, 2018.

Notary Public

My Commission Expires: 9-26-19

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

JESSICA J HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Subscribed and sworn to before me this 9th day of February, 2018.

Notary Public

My commission expires: 6/22/2021

File No. 20180003