Bill Garrett Davidson County
Batch# 88291 DEEDWARR
05/04/2018 12:42:17 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20180504-0042854

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
~~5200 Maryland Way~~ 522 B Brandin Ct
Suite ~~202~~ 1
~~Brentwood, Tennessee 37027~~ Murfreesboro, TN 37128
File No.: TN1810408

WARRANTY DEED

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of April, 2018.

NOTARY PUBLIC

My commission expires: 8.2221

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Douglas Wright, Jr. Revocable Trust Dated June 28, 2007 8475 McCrory Lane Nashville, TN 37221	Same as above	141 00 0 089.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Eighty Five Thousand and 00/100 Dollars ($585,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SCOTT W. KARDENETZ AND WIFE, ANNE L. KARDENETZ**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto,

J. DOUGLAS WRIGHT, JR., TRUSTEE OF THE J. DOUGLAS WRIGHT, JR. REVOCABLE TRUST DATED JUNE 28, 2007, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 9th Civil District of Davidson County, Tennessee and being described according to a survey by Ronny G. Brown Surveying dated June 1, 1988 as follows:

Beginning at a concrete monument located in the westerly right of way of McCrory Lane; said monument being the northeast corner of the Christine H. Presley Property and the southeast corner of the herein described land; thence with Presley's northerly line S 77 deg. 41 W a distance of 495.65 feet to an iron pin; thence with a new line as follows: N 11 deg. 02' W a distance of 460.34 feet to an iron pin; thence N 62 deg. 43' E a distance of 430.00 feet to an iron pin in the westerly right of way of McCrory Lane; thence with the westerly right of way of McCrory Lane as follows: S 11 deg. 02' E a distance of 167.94 feet to an iron pin; thence southerly with a curve concave to the east having a radius of 994.93 feet, a distance of 369.88 feet (LC equals S 21 deg. 32' E 367.76') to an iron pin; thence S 32 deg. 20' E a distance of 43.00 feet to the point of beginning containing 5.14 acres, more or less.

Being that same property conveyed to Scott W. Kardenetz and wife, Anne L. Kardenetz by deed from Anne R. Perkins, unmarried dated June 28, 2013 and recorded at Instrument #20130703-0068621, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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

WITNESS MY/OUR HANDS, this the 27th day of April, 2018.

SCOTT W. KARDENETZ

ANNE L. KARDENETZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Scott W. Kardenetz and wife, Anne L. Kardenetz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of April, 2018.

DAVID B. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

David Webber

Printed Notary Name

My commission expires: 10/3/18