Bill Garrett Davidson County
Batch# 95725 DEEDWARR
05/23/2018 10:45:55 AM 2 pgs
Fees: $13.00 Taxes: $913.90
20180523-0049315

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 247,000.00

Affiant Signature

Subscribed and sworn to before me on this the 22nd Day of May, 2018.

Notary Public

My Commission expires 03/08/2021

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Katherine M. Beiden
Tyler R. Beiden
345 Upper Mill Dr.,
Antioch, TN 37013
SEND TAX BILLS TO:
New Owners
MAP AND PARCEL NUMBER: Tax ID #: 173150A13200CO

WARRANTY DEED

18NT00227

Effective the 22nd Day of May, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CODY WRIGHT AND SARAH MERRITT NKA SARAH WRIGHT, HUSBAND AND WIFE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

KATHERINE M. BEIDEN AND TYLER R. BEIDEN, WIFE AND HUSBAND

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 132 on the Final Plat of Mill Run Subdivision, Phase 2, of record in Instrument No. 20011009-0109754 and amended by Instrument No. 20020605-0067914 and Instrument No. 20020605-0067915, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cody Wright, unmarried and Sarah Merritt, unmarried, as joint tenants with rights of survivorship, by Quit Claim Deed from Cody Wright, an unmarried man, dated \09/24/2007 and recorded 10/15/2007 as Document No. 20071015-0122015, Register's Office for Davidson County, TN.

Being the same property conveyed to Cody Wright, an unmarried man, by \Warranty Deed from Michael E. Lewis and wife, Audrey Lewis, dated 09/24/2007 and recorded 09/25/2007 as Document No. 20070925-0114430, Register's Office for \Davidson County, TN.

This is an improved property commonly known as 345 Upper Mill Dr., Antioch, TN 37013

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the 22nd Day of May, 2018.

Cody Wright

Cody Wright

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Cody Wright, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 22nd Day of May, 2018.

Notary Public

My commission expires: 3.10.19

GIB VAN DER HEYDEN * STATE OF TENNESSEE NOTARY PUBLIC * COUNTY OF DAVIDSON

Sarah Merritt NKA Sarah Wright

Sarah Merritt, NKA Sarah Wright

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Sarah Merritt, NKA Sarah Wright, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 22nd Day of May, 2018.

Notary Public

My commission expires: 3.10.19

GIB VAN DER HEYDEN * STATE OF TENNESSEE NOTARY PUBLIC * COUNTY OF DAVIDSON