Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Bill Garrett Davidson County
Batch# 104905 DEEDWARR
06/15/2018 08:48:13 AM 3 pgs
Fees: $18.00 Taxes: $699.30

20180615-0057566

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE,
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $189,000.00.

Affiant

Subscribed and sworn to before me,
This 9 day of June, 2018.

Notary Public
My commission expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

08-1804-76901

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michelle L. King	CMG Mortgage, Inc. dba	110-00-0-080.00
4845 Alvin Sperry Road	CMG Financial	
Mt. Juliet TN 37122	3160 Crow Canyon Pl Ste. 400	
	San Ramon, CA 94583	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Trula Louise Shepherd Executrix of The Estate of Delbert Eugene Bright, Trula Louise Shepherd, James Harry Bright, Timothy Eugene Bright, and Eric Todd Bright, devisees under the Last Will and Testament of Delbert Eugene Bright, deceased,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michelle L. King, single,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being a tract of land lying in the 12th Civil District of Davidson County, Tennessee, generally bounded on the north by Smith (Instrument No. 20150917 0094397, Register's Office for Davidson County, Tennessee), on the east by Alvin Sperry Road (50 ft. public easement), on the south by Tucker (Instrument No. 20060303 025202, Register's Office for Davidson County, Tennessee), and on the west by Woods (Instrument No. 20080317 0026485, Register's Office for Davidson County, Tennessee), Smith (Bk. 9858, pg. 551, Register's Office for Davidson County, Tennessee), & Gotto (Bk. 2401, pg. 223, Register's Office for Davidson County, Tennessee), and being more particularly described as follows:

BEGINNING at a point in the center of Alvin Sperry Road, being the southeast corner of Smith (Inst. No. 20150917 0094397, Register's Office for Davidson County, Tennessee) and the northeast corner of the property herein described; thence along the center of said road, the following calls: thence with a curve turning to the left with an arc length of 56.35 ft., a radius of 98.75 ft., a chord bearing of S 24°16'09" W, a chord length of 55.59 ft., and a delta angle of 32°41'46"; thence S 07°55'12" W , 276.72 ft. to a point in the center of said road, being the southeast corner of the property herein described thence leaving the center of said road and with the north line of Tucker, N 82°05'47" W , passing a rebar found at 25.56 ft., being the northeast corner of Tucker, a total distance of 440.21 ft. to a rebar found in the east line of Woods, being the northwest corner of Tucker and the southwest corner of the property herein described; thence with the east line of Woods (Inst. No. 20080317 0026485, Register's Office for Davidson County, Tennessee) and Smith (Bk. 9858, pg. 551, Register's Office for Davidson County, Tennessee), N 11°30'29" E , 172.80 ft. to a 24-inch cedar; thence continuing with Smith (Bk. 9858, pg. 551, Register's Office for Davidson County, Tennessee) and with the east line of Gotto, N 06°36'54" E , 162.64 ft. to a rebar found, being the northeast corner of Gotto (Book 2401, page 223, Register's Office for Davidson County, Tennessee), the southeast corner of Davenport (Inst. No. 20140623 0054579, Register's Office for Davidson County, Tennessee), the southwest corner of Smith (Inst. No. 20150917 0094397,

Register's Office for Davidson County, Tennessee), and the northwest corner of the property herein described; thence with the south line of Smith (Inst. No. 20150917 0094397, Register's Office for Davidson County, Tennessee), S 81°27'29" E , passing a rebar found at 423.43 ft., a total distance of 448.77 ft. to the POINT OF BEGINNING, containing 3.31 Acres, more or less, as surveyed by Northcutt & Associates Land Surveying, 409 Woodbury Highway, Manchester, TN 37355, Job #18C-118, dated 05-25-2018.

Being a portion of the property conveyed to Delbert E. Bright by Warranty Deed from Lois Trula Bright, a single person, dated October 4, 1984, of record in Book 6403, page 120, Register's Office for Davidson County, Tennessee, in which Lois Trula Bright retained a life interest in said property. The said Lois Trula Bright is now deceased. The said Delbert E. Bright having since died testate and per his Last Will and Testament as shown in Case No. 17P-1490 In The Seventh Circuit Court for Davidson County, Tennessee (Probate Division) at Nashville, devised the property to his children (as his wife Iris Jeanette Bright predeceased him), Trula Louise Shepherd, James Harry Bright, Timothy Eugene Bright and Eric Todd Bright and his daughter Trula Louise Shepherd was named as Executrix.

Delbert Eugene Bright is one and the same person as Delbert E Bright.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4845 Alvin Sperry Road, Mt. Juliet, TN 37122.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31 day of May, 2018.

James Harry Bright

Timothy Eugene Bright

Eric Todd Bright

Trula Louise Shepherd, Executrix of the Estate of Delbert Eugene Bright

Trula Louise Shepherd

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Trula Louise Shepherd, James Harry Bright and Eric Todd Bright** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 8 day of June, 2018.

Cheri D. Bayer
Notary Public
State of Tennessee at Large

My Commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TEXAS
COUNTY OF Gregg

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Timothy Eugene Bright** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Longview, TX, this 31st day of May, 2018.

Laura Bogenschutz
Notary Public

My Commission expires: 7-2-2019

LAURA L. BOGENSCHUTZ
Notary Public, State of Texas
My Commission Expires
July 02, 2019

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Trula Louise Shepherd,** Executrix of the Estate of Delbert Eugene Bright , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet Tennessee, this 8 day of June 2018.

Cheri D. Bayer
Notary Public at Large

My commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020