RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810717

Bill Garrett Davidson County
Batch# 122093 DEEDWARR
07/30/2018 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20180730-0073775

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson (CB)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Jennifer Nelson
AFFIANT

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

Cheri D. Bayer
NOTARY PUBLIC

My commission expires: 12/20/2020

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

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Wright and Ashley B. Wright 324 Keeton Avenue Old Hickory, TN 37138	New owners	044 05 0 034.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00), 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, **TIMOTHY E. TOWNSEND AND WIFE, CATHY M. TOWNSEND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JAMES T. WRIGHT AND ASHLEY B. WRIGHT, HUSBAND AND WIFE**, 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 Davidson County, Tennessee, being the southeasterly 71 feet of Lot No. 55 on the Plan of Scenic View, not of record, being called Lot "EE" on a re-subdivision of certain lots and described according to a survey made by James E. Murphy, dated June 2, 1959, as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue (or Drive) at the intersection of the northerly line of a strip 20 feet wide dedicated for a public walkway; thence along the margin off said Strip, southwesterly 165 feet to a point; thence northwesterly 71 feet to a point; thence northwesterly 165 feet to the margin of Keeton Avenue (or Drive); thence with the margin of the same, southeasterly 71 feet to the point of beginning.

Being that same property conveyed to Timothy E. Townsend and wife, Cathy M. Townsend by deed from The Estate of Nora Connie Babb, deceased, dated October 11, 2006 and recorded at Instrument No. 20061013-0127290, 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 July, 2018.

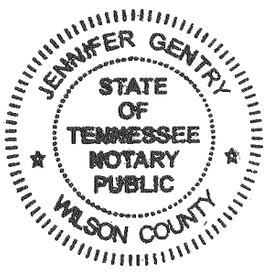
Timothy E. Townsend
TIMOTHY E. TOWNSEND

Cathy M. Townsend
CATHY M. TOWNSEND

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

Personally appeared before me, a Notary Public, Timothy E. Townsend and Cathy M. Townsend, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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



Jennifer Gentry
Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 6/9/2020

TRUE COPY CERTIFICATION

I, Jason Nguyen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jason Nguyen

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheri D. Bayer

My commission expires: 12/20/2020

Notary Seal:

