Bill Garrett Davidson County
Batch# 129750 DEEDWARR
08/16/2018 10:52:33 AM 2 pgs
Fees: $13.00 Taxes: $1,032.30

20180816-0081230

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810832

WARRANTY DEED

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Roberta J Norris
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2018.

Jennifer Gentry
NOTARY PUBLIC
My commission expires: 6/9/2020

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
Roberta J. Norris 1229 Firefly Road Hermitage, TN 37076	Same address as new owner	087-02-0-041.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Nine Thousand and 00/100 Dollars ($279,000.00), 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, **JAMES RAY LYNCH AND AMANDA LYNCH**, husband and wife, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ROBERTA J. NORRIS**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Wilson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 50, on the Plan of New Hope Meadows Subdivision, Phase II, of record in Plat Book 6900, page 724, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James Ray Lynch and Amanda Lynch, husband and wife, by Warranty Deed from Richard A. Wimberly, unmarried, dated 5/17/2013, recorded 5/24/2013, of record in Instrument No. 20130524-0052807, in the Register's Office for Wilson County, Tennessee.

The address of the herein described property is believed to be 1229 Firefly Road, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Wilson 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), her 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), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 9th day of August, 2018.

JAMES RAY LYNCH

AMANDA LYNCH

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, James Ray Lynch and Amanda Lynch, 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 9th day of August, 2018.

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Printed Notary Name

My commission expires: 6/9/2020