

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $197,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th day of September, 2018.

NOTARY PUBLIC

My commission expires: 3-13-22

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jared Andrew Denham (NAME)	New Owner (NAME)	15011003500
3225 Towne Village Road (ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $197,000.00 cash in hand paid by the hereinafter named grantee(s), and **other good and** valuable consideration, the receipt of which is hereby acknowledged, I/we **Terry Thomas, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and **convey unto Jared Andrew Denham**, hereinafter called the **GRANTEE(S)**, his/her/their successors and **assigns, a certain** tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 132 on the Plan of Towne Village of The Country, Section II, as of record in Book 5200, page I 76-**177, Register's Office** of Davidson County, Tennessee.

Being the same property conveyed to Terry Thomas by deed from Randy Powell and wife, Shelia A. Powell, dated **June 20, 2011** and recorded as Instrument No. 20110622-0047921, Register's Office for Davidson County, **Tennessee.**

This property is **improved** property known as: 3225 Towne Village Road, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Karen Y Johnson Davidson County
Batch# 139136 DEEDWARR
09/11/2018 10:23:30 AM 2 pgs
Fees: $13.00 Taxes: $728.90
20180911-0089878

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 6th day of September, 2018.

Terry Thomas

STATE OF Kentucky
COUNTY OF Bullitt

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry Thomas, the herein bargainor, 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 official seal, this the 6th day of September, 2018.

Timothy E. Wiseheart #595329
Notary Public
My Commission Expires: 3-10-2022

NOTARY PUBLIC

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

My Commission Expires: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY