Karen Y Johnson Davidson County Batch# 139693 DEEDWARR 09/11/2018 12:53:30 PM 3 pgs Fees: $18.00 Taxes: $1,073.00 20180911-0089992	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ SUMNER The actual consideration or value, whichever is greater, for this transfer is $290,000.00 Affiant Subscribed and sworn to before me, this 11th day of September, 2018. Notary Public My commission expires: 11-30-2020

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE My Comm Exp November 30, 2020 COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Guinn **Mickie Guinn**	**NEW OWNER**	**023000014400**
5161 Lickton Pike		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Dawn Eanes Wright and Ricky Edward Wright, wife and husband, as tenants by the entireties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Guinn and Mickie Guinn

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, beginning at an iron pin in the southern margin of Lickton Pike, said point being the northeast corner of the property of Elizabeth D. Ingram as of record in DB 3135, page 293, R.O.D.C.T., and the northwest corner of this tract: thence with the southern margin of Lickton Pike and a curve to the left having a delta of 07° 07' 12", radius of 628.050 feet, length of 78.046 feet, chord bearing of N 45° 16' 29" E 78.00 feet to a point; thence with road margin, N 41° 42' 53" E 312.00 feet to an iron pin; thence leaving said road margin, S 48° 17' 07" E 534.20 feet to an iron pin: thence, S 42° 25' 35" W 430.11 feet to an iron pin on the line of Ingram; thence with line of Ingram, N 43° 58' 29" W 535.21 feet to the point of beginning, containing 5.01 acres more or less, as surveyed by Donald R. Carver, January 18, 1989.

Being the same property conveyed to Dawn Eanes Wright and Ricky Edward Wright, as tenants by the entireties, by General Warranty Deed from H. Ray Eanes and F. Jan Eanes, dated March 25, 1989, of record in Book 7804, page 1, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 5161 Lickton Pike, Goodlettsville, TN 37072.

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; and we do covenant with the 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 in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Dawn Eanes Wright Date: 9/11/18
Dawn Eanes Wright

Ricky Edward Wright Date: 9/11/18
Ricky Edward Wright

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Dawn Eanes Wright and Ricky Edward Wright, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2018.

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

