Box #14
GH 31111-8

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 141117 DEEDWARR
09/17/2018 10:39:28 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20180917-0091859

DIANA ROBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: 10-29-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gina Clemmons	Highlands Residential Mtg,LTD	142050C04200CO
(NAME)	(NAME)	
1024 Todd Preis Dr.	12001 N. Central Expressway, Ste 750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Adele J. Wright, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gina Clemmons, a single woman,** 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:

Being Unit No. T-406 on the Plan of Phase One, River Plantation Condominium Apartments, Section Four, together with the carport designated as No. T-405-C, as of record in Book 4675, Page 127, Book 4860, Pages 17,18, and 19, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Adele J. Wright, a single woman, by Warranty Deed from Rubye Southall and husband Claude G. Southall, of record in Book 10020, Page 701, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1024 Todd Preis Dr., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my/our hands this 14th day of September, 2018.

Adele J. Wright

State of Tennessee
County of Davidson

Personally appeared before me Adele J. Wright, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of September, 2018.

Notary Public _____
My Commission Expires: _____

File No.: 13353

