Karen Y Johnson Davidson County
Batch# 146831 DEEDWARR
10/01/2018 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $599.40
20181001-0096864

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $. 162,000.00

Lauren Jones
Affiant

Subscribed and sworn to before me, this 26th day of September, 2018.

Stacey Denson Palmer
Notary Public
My commission expires:

05-1808-67352

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Tyrone Witherspoon 260 Jenna Lee Circle Madison TN 37115	~~New Owner~~ Fifth Third Mtg 5050 Kingsley Dr. Cincinnati OH 45227	043-10-0-C-042.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cinthia N. Wright, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tyrone Witherspoon and Denise Witherspoon, husband and wife,** , hereinafter called the Grantees, their successors 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, being Unit No. 42, together with the Private Elements appurtenant thereto, on the Plan of Bixler Farms Townhomes, Phase 1, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, and Restrictions of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of Bixler Farms Townhomes, Phase I, shown on Exhibit "C" to the Declaration of Covenants, of record in Instruments No. 20070213-0018434, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Cinthia N. Wright, unmarried by deed from Bixler Farms, LLC, a Tennessee limited liability company, dated September 18, 2008, recorded September 19, 2008, of record in Instrument No. 20080919-0095493, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor her spouse or any depenent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 260 Jenna Lee Circle, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind

ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of September, 2018.

Cinthia N. Wright

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cinthia N. Wright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 26th day of September, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

STATE OF TENNESSEE NOTARY PUBLIC BRANDON W. LIPMAN COUNTY OF RUTHERFORD

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)

