Karen Y Johnson Davidson County
Batch# 157621 DEEDWARR
11/08/2018 10:49:18 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20181108-0110690

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Earl Issac Wright and Mary Katherine Wright | CapStar Bank | 141 14 0A 023.00-CO |
| (NAME) | (NAME) | |
| 7605 Hansrote Court | 2002 Richard Jones Rd Ste 300A | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 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, WE, **Joseph W. Morris and Joyce A. Morris, husband and wife and Lori Jiroch and Rockwell Jiroch, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Earl Issac Wright and Mary Katherine Wright, husband and wife**, 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 Lot No. 23 on the Revised Plan of Hanover Park of Sheffield of record in Book 9700, pages 139, 140 and 141 and revised in Book 9700, pages 154, 155 and 156, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph W. Morris and Joyce A. Morris, husband and wife, and Lori Jiroch and Rockwell Jiroch, wife and husband, as tenants in common with right of survivorship by Warranty Deed from Sam A. Kim, a married man and Binh Vay, a married woman and Si Kim dated November 06, 2017 and recorded November 07, 2017 as Instrument No. 20171107-0114610, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7605 Hansrote Court, Nashville, TN 37221

File Number: FRN-187434SSO

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 our hands this 7th day of November, 2018.

Joseph W. Morris

Joyce A. Morris

Lori Jiroch

Rockwell Jiroch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joseph W. Morris and Joyce A. Morris and Lori Jiroch and Rockwell Jiroch, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of November, 2018.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-187434SSO