STATE OF Tennessee
COUNTY OF Davidson

Karen Y Johnson Davidson County
Batch# 162631 DEEDWARR
11/20/2018 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,520.70
20181120-0114179

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,000.00.

Affiant

MARTHA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2018.

Notary Public
MY COMMISSION EXPIRES: 5/25/22
File No. G18-3556

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Maurice Wright and Robin A. Wright (NAME)	SAME (NAME)	098-13-0C-025.00-C
5351 Seven Points Trace (STREET ADDRESS)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Margaret Lois Staples, Trustee of Margaret Lois Staples Revocable Living Trust dated September 26, 2017**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Maurice Wright and Robin A. 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. 142, on the Plan of Phase One, Meadows of Seven Points, of record in Plat Book 11700, Page 18-20, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Margaret Louis Staples, Trustee of Margaret Lois Staples Revocable Living Trust dated September 26, 2017 by Quitclaim Deed dated September 26, 2017 from Margaret L. Staples, recorded September 29, 2017, in Instrument Number 20170929-0100011, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 11700, Pages 18-20, Register's Office for Davidson County, Tennessee.
2. Subject to the Declaration of Covenant, Condition, or Restrictions of record in Book 11670, Page 822, Register's Office for Davidson County, Tennessee.
3. Subject to Charter of Homeowner's Association of record in Instrument Number 20000322-0028986, Register's Office for Davidson County, Tennessee.
4. Subject to By-Laws of record in Book 11670, Page 837, Register's Office for Davidson County, Tennessee.
5. Subject to Stormwater Detention Agreement of record in Book 11681, Page 411, Register's Office for Davidson County,

Tennessee.
6. Subject to Easement to Homeowner's Association of record in Book 11738, Page 776, Register's Office for Davidson County,
Tennessee.
7. Subject to Common area conveyed to Homeowner's Association of record in Instrument Number 20090107-0001612 and Instrument Number 20090721-0068473, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5851 Seven Points Trace, Hermitage, TN 37076.

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. Whenever 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 hand(s) this 15th day of November, 2018.

Margaret Lois Staples Revocable Living Trust

By: Margaret Lois Staples, Trustee

Margaret Lois Staples, Trustee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Margaret Lois Staples, Trustee of Margaret Lois Staples Revocable Living Trust dated September 26, 2017, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of November, 2018.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2022

Notary Public My Commission Expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, MARTHA BROWN, 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, GregoryDVadner, a notary public for this county and state, Martha Brown, 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: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY