WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 171576 **DEEDWARR**
12/07/2018 12:26:37 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20181207-0119565

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF December, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

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 NOS.
Matthew John Gornick and Karri Lynn Gornick	New Owner	126 16 0A 589.00
(NAME)	(NAME)	
7304 Riverfront Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **James Micah Wright and Laura Wright, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew John Gornick and Karri Lynn Gornick, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 254 on the Final Plat of Riverwalk, Phase 4B, as of record in Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Micah Wright and Laura Wright, husband and wife by Warranty Deed from Alana D. Northcott, an unmarried woman dated February 6, 2018 and recorded February 8, 2018 in Instrument No. 20180208-0012923, in the 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 7304 Riverfront Drive, Nashville, TN 37221

File Number: FRN-188393SSO

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 29th day of November, 2018.

James Micah Wright

Laura Wright

STATE OF Arkansas
COUNTY OF Benton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named James Micah Wright and Laura Wright, husband and wife, 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 29th day of November, 2018.

Notary Public

My Commission Expires:

(SEAL)

ALYSSA MANUEL
Notary Public-Arkansas
Benton County
My Commission Expires 04-14-2019
Commission # 12370911

File Number: FRN-188393SSO