RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0151-4053

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 188920 DEEDWARR
01/28/2019 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20190128-0008081

ADDRESS NEW OWNER:
Edwin Maynord, Jr.
Kim Maynord
4824 Myra Drive
Hermitage, TN 37076

SEND TAX BILL TO:
First National Bank of Middle Tennessee
1608 Williams Drive, Ste 301
Murfreesboro, TN 37129

MAP/PARCEL 087-09-0-086.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeremy James Gwaltney, unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Edwin Maynord, Jr. and Kim Maynord, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Final Plat of New Hope Estates, Phase One of record in Plat Book 9700, Page 319, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy James Gwaltney, a single person by Quitclaim deed from Chelsea D. France, a single woman of record in Instrument No. 20160912-0095764 Register's Office for Davidson County, Tennessee, dated September 03, 2016 and recorded on September 09, 2016.

This is improved property known as: **4824 Myra Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their 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.

Possession to be given 18th day of January, 2019.

WITNESS MY HAND on this the 18th day of January, 2019.

Jeremy James Gwaltney

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jeremy James Gwaltney,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of January, 2019.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $289,900.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180877

True Copy Certification

I, Jessica Allen, 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.

Jessica Allen

State of Tennessee
County of Rutherford

Personally appeared before me, Megan M. Trussell, a notary public for this county and state, Jessica Allen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Megan M. Trussell

My Commission Expires: 11/20/2021