RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW180680

WARRANTY DEED

Karen Johnson Davidson County
Batch# 188934 DEEDWARR
01/28/2019 11:29:19 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20190128-0008100

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2019.

NOTARY PUBLIC

My commission expires: 2/22/20

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Roy and Jenna Roy 3213 River Walk Drive Nashville, TN 37214	CMG Mortgage, Inc. 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	085 12 0A 050.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GORDON H. MINCHEY AND HELEN G. MINCHEY, HUSBAND AND WIFE,**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JASON ROY AND JENNA ROY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the plan of River's Edge, Section Three, Jackson Downs, Phase Two, of record in Book 9700, Page 689, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Gordon H. Minchey and Helen G. Minchey, husband and wife, by Warranty Deed from Fox Ridge Homes, Inc., dated November 18, 1989 and recorded in Book 11753, Page 843, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of January, 2019.

Gordon H Minchey by Debbie M Willis Attorney in Fact

GORDON H. MINCHEY BY DEBBIE M. WILLIS, ATTORNEY-IN-FACT

Helen G Minchey by Debbie M Willis Attorney in Fact

HELEN G. MINCHEY BY DEBBIE M. WILLIS, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **Debbie M. Willis**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Gordon H. Minchey by Power of Attorney granted on 01/09/19 and acknowledged that she executed the same as the free act and deed of the said Gordon H. Minchey.

WITNESS my hand and seal, this the 15th day of January, 2019.

Notary Public
My commission expires: 11/16/21

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **Debbie M. Willis**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Helen G. Minchey by Power of Attorney granted on 01/09/19 and acknowledged that she executed the same as the free act and deed of the said Helen G. Minchey

WITNESS my hand and seal, this the 15th day of January, 2019.

Notary Public
My commission expires: 11/16/21

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON