This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3562

Karen Johnson Davidson County
Batch# 191218 DEEDWARR
02/04/2019 10:28:04 AM 2 pgs
Fees: $13.00 Taxes: $564.25

20190204-0010261

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $152,500.00

Affiant

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

Subscribed and sworn to before me, this the 31st day of January, 2019

Notary Public
My Commission Expires: 4-28-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lanny Odis Temple 4807 Lickton Pike Whites Creek, TN 37189	NEW OWNER	31-151.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Richard Bruce Fry and Teresa Marie Fry, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lanny Odis Temple**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 2, Richard Fry, as shown on survey and plat appearing of record as Instrument No. 20010926-0103946, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Richard Bruce Fry and Teresa Marie Fry by Warranty Deed from George R. McGuire, dated May 2, 1997, recorded May 8, 1997, of record in Book 10447, page 241, Register's Office for Davidson County, Tennessee.

Together with that certain 2001 Clay- Bro RS Mobile Home VIN # C0000176KYAB.

This is ☒ improved or ☐ unimproved property located at: **4807 Lickton Pike, Whites Creek, TN 37189**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2019.

GRANTOR:

✓ Richard Bruce Fry

Richard Bruce Fry

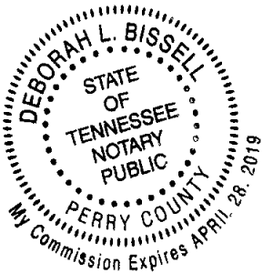
✓ Teresa Marie Fry

Teresa Marie Fry

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard Bruce Fry and Teresa Marie Fry, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2019.



Notary Public
My Commission expires: 4-28-19