Karen Johnson Davidson County
Batch# 198866 DEEDWARR
02/25/2019 03:17:30 PM 2 pgs
Fees: $13.00 Taxes: $610.13
20190225-0017035

WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Ashley Noffsinger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22ND DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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 NO(S).
James B. Wright and Mary K. Wright	James B. Wright and Mary K. Wright	050 11 0A 097.00
(NAME)	(NAME)	
3117 Lauren Evelyn Way	3117 Lauren Evelyn Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville TN 37207	
(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, I, **Tanisha German, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James B. Wright and Mary K. 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:

Land in Davidson County, Tennessee, being known as Lot No. 97 as shown on the map entitled Timberwood Cluster Lot Development of record as Instrument No. 20080211-0013669; Instrument No. 20080211-0013670 and in Instrument No. 20080211-0013671, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Tanisha German, an unmarried person by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation dated October 28, 2008 and recorded October 30, 2008 as Instrument No. 20081030-0108282, in 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 3117 Lauren Evelyn Way, Nashville, TN 37207

File Number: FRN-1900849SSO

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 22nd day of February, 2019

Tanisha German

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Tanisha German, an unmarried person, 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 22nd of February, 2019.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File Number: FRN-1900849SSO