Name and Address of New Owner:
Joyce B. Wright
P.O. Box 680459
Franklin, TN 37068

Send Tax Bills To:
Joyce B. Wright c/o Mindy Wright
P.O. Box 680459
Franklin, TN 37068

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 172-08-0-030

Karen Johnson Davidson County
Batch# 208273 DEEDWARR
03/21/2019 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20190321-0025656

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Donna G. Streipling, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joyce B. Wright, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Forest Acres Estates, Section 1, of record in Book 3700, Page 2, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Donna G. Striepling, an unmarried woman, individually by Warranty Deed from Rita J. Norman Breece, as Executrix for the Estate of Clyde Norman, deceased dated July 26th 2002 and recorded August 12th 2002 of record in Instrument No. 20020812-0097353, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) 2018 taxes which have been paid and pro-rated as of the date of closing and subsequent years taxes are assumed by the Grantee herein; (3) All matters shown on the Plan of record in Book 3700, Page 2; Restrictive Covenants of record in Book 3874, page 704; Easement of record in Book 7573, page 201, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of December, 2018.

Donna G. Streipling (SEAL)
Donna G. Streipling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of December, 2018, before me personally appeared Donna G. Streipling, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 21 day of December, 2018.

WILLIAM D. CAPLINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 05/06/2019

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of December, 2018.

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
My commission expires: 11/5/2019
File No. 18-750

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212