Karen Johnson Davidson County
Batch# 216705 **DEEDWARR**
04/12/2019 09:26:54 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20190412-0033471

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $230,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2019.

NOTARY PUBLIC

My commission expires: September 7, 2021

Margaret R. Mesler
State of Tennessee
Notary Public
Davidson County
My Commission Expires September 7, 2021

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Richard James Jurgens (NAME)	First Horizon Bank (NAME)	0974020A43900CO
2716 River Vista Court (ADDRESS)	220 Federal Dr. NW (ADDRESS)	
Hermitage, TN 37076	Corydon, IN 47112	

Warranty Deed

For and in Consideration of the sum of $230,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Griffin T. McGee, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Richard James Jurgens, sole owner**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 439 on the final Plat of Villages of Riverwood, Section One, Phase 4E, of record in instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Griffin T. McGee and spouse, Heather McGee by deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument Number 20151005-0101334, said Register's Office and further conveyed to Griffin T. McGee by deed from Heather McGee of record in Instrument Number 20170807-0080602, said Register's Office.

This property is __unimproved _X_improved property known as: 2716 River Vista Court, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 8th day of April, 2019.

Griffin T. McGee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Griffin T. McGee, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of April, 2019.

Notary Public
My Commission Expires: 12/02/2019

ALEX STEVEN COSENTINO
Notary Public
State of Utah
Comm. No. 688271
My Comm. Expires Dec 2, 2019

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122