WARRANTY DEED

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17TH DAY OF APRIL, 2019 .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Norwood	First National Bank of Middle Tennessee	053 03 0 058.00
(NAME)	(NAME)	Karen Johnson Davidson County
1205 Clarke Street	1608 Williams Drive	Batch# 220377 **DEEDWARR**
(ADDRESS)	(ADDRESS)	04/22/2019 03:29:51 PM 2 pgs
Old Hickory, TN 37138	Murfreesboro, TN 37129	Fees: $13.00 Taxes: $873.20
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190422-0036849

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Meganne R. Price and Charles F. Price III, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jennifer Norwood, an unmarried woman** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 73 on the Plan of Section B, Village of Old Hickory, of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Meganne R. Price and Charles F. Price, III, wife and husband by Warranty Deed from Geoffrey Luckett and wife, Kori Luckett, dated August 31, 2015 and recorded September 02, 2015 of record in Instrument No. 20150902-0089171, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Plat Book 1424, Page 67; (2) Easement contained in Deed recorded in Book 1787, Page 608; (3) Survey Map of record in Book 1424, Page 69 and Book 1835, Page 87, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ 1205 Clarke Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 387320
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-VRES-19-1205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 17th day of April, 2019.

Meganne R. Price

Charles F. Price, III

State of North Carolina

County of Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for ~~said~~ Cabarrus County and ~~State~~ North Carolina, the within named Meganne R. Price and Charles F. Price, III, the bargainor(s), with whom ~~I am personally acquainted or~~ proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16 day of April, 2019.

Notary Public:

My Commission Expires: 8/13/22

HOLLY ZURAWSKI
Notary Public
Cabarrus
County
My Comm. Exp.
08-13-2022
NORTH CAROLINA

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129