Karen Johnson Davidson County
Batch# 223507 DEEDWARR
04/29/2019 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20190429-0039419

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $685,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of April, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEIL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ion Renita	Gardner Financial Services LTD	087-10-0A-027.00 CO
(NAME)	(NAME)	
337 Bournemouth Lane	3503 Paesanos Parkway	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78231	

Warranty Deed

For and in Consideration of the sum of $685,000.00 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 **Wise Group, Inc., a Tennessee corporation,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ion Renita, married man**, 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(s) 127, as shown on the map entitled Aarons Cress, Phase 1-B, a Cluster Lot Development, of record as Instrument No. 20070910-0108427, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to WISE GROUP, INC., A TENNESSEE CORPORATION, by deed from GREGORY S. GILL, SUBSTITUTE TRUSTEE, of record as Instrument No. 20110523-0039460, as corrected by Scrivener's Affidavit for Substitute Trustee's Deed of record as Instrument No. 20121218-0116487, dated May 19, 2011, said Register's Office.

This property is __unimproved _X_improved property known as: 337 Bournemouth Lane, 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 23rd day of April, 2019.

Wise Group, Inc., a Tennessee corporation

BY: Tammy Duncan, Authorized Agent

Tammy Duncan, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tammy Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Wise Group, Inc., the within named bargainors, a corporation, and that such officers executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Authorized Agent.

Witness my hand and official seal, this the 23rd day of April, 2019.

Notary Public
My Commission Expires: 4-13-22



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

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

