This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4804

Karen Johnson Davidson County
Batch# 262316 DEEDWARR
07/25/2019 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20190725-0073314

STATE OF TENNESSEE
COUNTY OF Williamson

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of July, 2019

Notary Public
My Commission Expires: 9-24-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Leigh-Ann Marie Treece 911 Beaver Creek Way Antioch, TN 37013	Gardner Financial Services LTD, dba Legacy Mutual Mortgage 730 Cool Springs Boulevard 110 Franklin, TN 37067	175 02 0B 069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Derrick D. Wright, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Leigh-Ann Marie Treece and Joshua Wylie Treece,, a married couple**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the First Civil District of Davidson County, Tennessee being all of Unit No. 903, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument No. 20130322-0023759, and as further amended by Instrument No. 20140207-0011094, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
Being the same property conveyed to Derrick D. Wright, a single person by Warranty deed from Ole South Properties, INC., a Tennessee Corporation of record in Instrument No. 20160318-0025772 Register's Office for Davidson County, Tennessee, dated March 04, 2016 and recorded on March 18, 2016. (Value of consideration shown in aforementioned deed $125,999.00.) Being also known as 911 Beaver Creek Way 903 Nashville, Tennessee 37013.

This is ☐ improved or ☐ unimproved property located at: **911 Beavercreek Way, Nashville, TN 37013**
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This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of July, 2019.

GRANTOR:

Derrick D. Wright

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Derrick D. Wright, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of July, 2019.

Notary Public
My Commission expires: 4-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

201907250073314

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM