Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1278

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Catherine Lynn Dozier nka Catherine Wright, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Daniel Smith, unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. B, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 5001 Kentucky Avenue Townhouse, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150811-0080442, which is a planned unit development, and By-Laws attached thereto, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Catherine Lynn Dozier by quitclaim deed from Thomas A. Dozier of record in Instrument No. 20150903-0089877 Register's Office for Davidson County, Tennessee, dated September 02, 2015 and recorded on September 03, 2015. Catherine Lynn Dozier nka Catherine Wright is now married to Colby Wright and he joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5001 Kentucky Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and 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.

Karen Johnson Davidson County
Batch# 266403 DEEDWARR
08/05/2019 08:26:26 AM 2 pgs
Fees: $13.00 Taxes: $2,279.57
20190805-0076951

WITNESS THE EXECUTION HEREOF this 1st day of August, 2019.

Catherine Wright

Colby Wright

State of Tennessee)
County of Davidson)

On this 1st day of August, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Catherine Wright and Colby Wright, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 616,100.00.

Affiant

Sworn and subscribed before me on this the 1st day of August, 2019.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jonathan Daniel Smith	SunTrust Bank	091-07-0Z-002.00
5001 Kentucky Avenue	901 Semmes Avenue	
Nashville, TN 37209	Richmond, VA 23224	