RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912258

Karen Johnson Davidson County
Batch# 271535 DEEDWARR
08/14/2019 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,761.20
20190814-0081394

WARRANTY DEED

KENYON J. SAI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2019.

NOTARY PUBLIC

My commission expires: May 9th, 2023

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Hunter Nix 4829 Manassas Drive Brentwood, TN 37027	Same address as new owner	171 03 0A 050.00CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Six Thousand and 00/100 Dollars ($476,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MILDRED EDWANA BOUCHER AND JACK R. DEWITT**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM HUNTER NIX**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No. 177, on the Plan of Fredericksburg, Section Two, of record in book 7900, Page 509, as amended in Book 7900, Page 640, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby

made for a more complete description of said property.

Being that that same property conveyed to Mildred Edwana Boucher and Jack R. DeWitt, by Warranty Deed from Tisa M. Trouard, unmarried, dated 07/17/2009 and recorded in Instrument No. 20090721-0068384, Register's Office for Davidson County, Tennessee. Mildred Edwana Boucher and Jack R. Dewitt having conveyed life estates in the subject property, each to the other, by Quit Claim Deeds dated 07/17/2009 and recorded in Instrument No's. 20090721-0068386 and Instrument No. 20090721-0068385, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of August, 2019.

MILDRED EDWANA BOUCHAR EA mek

JACK R. DEWITT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mildred Edwana Bouchar, ~~er~~ Mel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of August, 2019.

Jacqueline G Brown
Notary Public
My commission expires: 3-8-22

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jack R. DeWitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of August, 2019.

Jacqueline G Brown
Notary Public
My commission expires: 3-8-22

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)