Karen Johnson Davidson County
Batch# 283921 DEEDWARR
09/11/2019 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20190911-0091785

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $190,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of September, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James Deatrick, Jr.	SAME AS NEW OWNER	064160E10900CO
(NAME)	(NAME)	
1285 N. Mt. Juliet Road		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		

Warranty Deed

For and in Consideration of the sum of $190,000.00 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 **Mary Delane Vester and Marilyn B. Gilley, heirs at law of the Estate of Trena Reed Brown,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **James Deatrick, Jr.**, 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 all of Unit No. 109, in Building 29, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-I, to the Declaration of Covenants, Conditions and Restrictions
filed for record in Instrument No: 200610250132473, and amended in Instrument No. 2006060137656, and as amended in Instrument No: 20071105013490, Register's Office for said county, to which Plan reference is hereby made for a more
complete description.

Being the same property conveyed to Trena Reed Brown, unmarried, by deed from Phillips Builders, LLC, of record in Instrument Number 20080827-0088121, said Register's Office. Trena Reed Brown having since deceased on or about____, leaving Mary Delane Vester and Marilyn B. Gilley as her sole heirs at law. See Affidavits of Heirship of record in Instrument No. 201909110091782, Instrument No. 201909110091783 and Instrument No. 201909110091784, said Register's Office.

This property is __unimproved _X_improved property known as: 319 Griffin Place, 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 5th day of September, 2019.

Mary Delane Vester

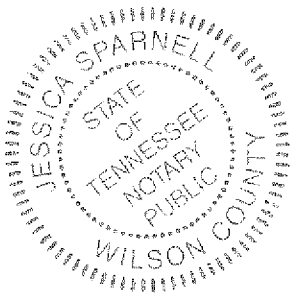
Marilyn B. Gilley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Delane Vester and Marilyn B. Gilley, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of September, 2019.

Notary Public
My Commission Expires: 1-22-23



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

