WARRANTY DEED

Karen Johnson Davidson County
Batch# 302573 DEEDWARR
10/18/2019 09:11:12 AM 2 pgs
Fees: $13.00 Taxes: $1,368.63
20191018-0106776

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hunter Gordon Woolwine		143 03 0 019.00
(NAME)	(NAME) New Owner	
821 Highland Park Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Melaina S. McGregor and husband, Dustin S. Mcgregor**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hunter Gordon Woolwine, an unmarried man,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section 1 West Meade Highlands, as of record in Plat Book 3700, pages 69 and 70, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Melaina S. McGregor and husband, Dustin S. McGregor by Warranty Deed from James L. Sisk, Jr. and wife, Wanda C. Sisk dated April 29, 2005 and recorded May 3, 2005 as Instrument No. 20050503-0049536, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 821 Highland Park Ct, Nashville, TN 37205

File Number: FND-1909049SSO

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. 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.

Witness our hands this 17th day of October, 2019

Melaina S. McGregor

Dustin S. Mcgregor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Melaina S. McGregor and husband, Dustin S. Mcgregor, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of October, 2019.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: FND-1909049SSO