Karen Johnson Davidson County
Batch# 311179 DEEDWARR
11/05/2019 10:20:42 AM 2 pgs
Fees: $13.00 Taxes: $451.40
20191105-0114113

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
William Taylor Wright
108 N. Spring Street, Suite 101
Murfreesboro, TN 37130

SEND TAX BILL TO:
New Owner

MORTGAGEE:
Heritage South Community Credit Union
PO Box 1219
Shelbyville, TN 37162

MAP	**165**
GROUP	**14**
PARCEL	**136.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Martha M. Molinini, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **William Taylor Wright, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 292**, of **Revised Section Eleven** on the **Plan of Peppertree Forest**, as shown by plat and survey of record in Plat Book 8250, page 118, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Martha M. Molinini by Warranty Deed dated October 15, 1997 from Vina L. Cowan Alexander and husband Roy T. Alexander, Jr., appearing of record in Book 10881, page 728, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **improved** property known as **4940 Peppertree Drive, Antioch, Tennessee 37013.**

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, his heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 MY HAND, this the 31 day of OCTOBER, 2019.

Martha M. Molinini

STATE OF NEW JERSEY
COUNTY OF Ocean

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Martha M. Molinini,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31 day of October, 2019.

NOTARY PUBLIC

My Commission Expires: 12/28/2022

DEBRA L LUZZO
Notary Public – State of New Jersey
My Commission Expires Dec 28, 2022

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $122,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 08-22-2021

File No. 19105745

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY