WARRANTY DEED

Karen Johnson Davidson County
Batch# 316134 DEEDWARR
11/15/2019 09:41:41 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20191115-0117946

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

IRENE KENNEDY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jenny R. Luttrell	New Owner	053 02 0 062.00
(NAME)	(NAME)	
118 Newport Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-2808		
(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, **Mary Wilson, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jenny R. Luttrell**, hereinafter called the Grantee, her 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. 10 on the Plan of Fairway View Subdivision, of record in Plat Book 2900, page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mary L. Wilson, unmarried by Warranty Deed from Betty Sutton McCauley, Executrix of the Estate of Elizabeth Irene Sutton dated February 14, 2013 and recorded February 19, 2013 as Instrument No. 20130219-0016460, 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 118 Newport Drive, Old Hickory, TN 37138-2808

File Number: FRN-1910794SSO

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, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 7th day of November, 2019.

Mary L. Wilson

Mary Wilson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mary Wilson, a single woman, 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 7th of November, 2019.

Notary Public

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

My Commission Expires:

(SEAL)

File Number: FRN-1910794SSO