Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191023297

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $354,500.00.

Affiant

Subscribed and sworn to before me, this 18th day of November, 2019.

Notary Public
My Commission Expires:

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

Karen Johnson Davidson County
Batch# 318398 DEEDWARR
11/22/2019 09:50:27 AM 2 pgs
Fees: $13.00 Taxes: $1,311.65
20191122-0120752

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Honeycutt and Bonnie Honeycutt 4917 Tulip Grove Lane Hermitage TN 37076	New Owner	Tax Parcel ID No. 086-04-0B-039.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shawn A. Wright and wife, Shannon R. Wright,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Honeycutt and Bonnie Honeycutt, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of First Revision of Section Two, Sunset Oaks of record in Plat Book 7900, Page 942, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shawn A. Wright and wife, Shannon R. Wright by Warranty deed from William D. Lambert and wife, Sherrie Lambert of record in Instrument No. 20040827-0103668 Register's Office for Davidson County, Tennessee, dated August 25, 2004 and recorded on August 27, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 942 and Plat Book 7900, page 865, Register's Office for Davidson County, Tennessee. Boundary Plat of record in Plat Book 7900, Page 488 and Plat Book 7900, page 808, in the Register's Office for Davidson County, Tennessee.

Surveyor's Certificate of Correction of record in Book 9610, Page 995, in the aforesaid Register's Office.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9082, Page 567, Book 9082, page 589 and amended at Instrument No. 20160209-0012575, Register's Office for Davidson County, Tennessee.

Charter of Sunset Oaks Property Owners Association of record in Instrument Number 19991207-0300671, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 4917 Tulip Grove Lane Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of November, 2019.

Shawn A. Wright

Shannon R. Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shawn A. Wright and Shannon R. Wright, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022