Karen Johnson Davidson County
Batch# 336874 DEEDWARR
12/31/2019 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $675.25
20191231-0135087

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $182,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 31st day of December, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
BT 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	064150A02400CO
(NAME)	(NAME)	
1285 N. Mt. Juliet Road		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		

Warranty Deed

For and in Consideration of the sum of $182,500.00 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 **Allison L. Causey, an unmarried woman,** 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 Lot No. 63 on the Plan of Plantation Walk, Section One, Revision One, of record in Plat Book 7900, page 697, as amended by Surveyor's Certificate of Correction, in book 9432, page 449, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Bobbie Lynn Leath and Allison L. Causey by deed from Jeffrey L. Knipmeyer and wife, Rachel L. Knipmeyer of record in Instrument No. 20041104-0133268, said Register's Office. The said Bobbie Lynn Heath having since deceased leaving Jennifer L. Schock her only heir at law. See Affidavit of record in Instrument Number 20141107-0103167, Register of Deeds Office Davidson County, Tennessee, and Probate File 14P1554, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Allison L. Causey by deed from Jennifer L. Schock of record in Instrument No. 20141107-0103168, said Register's Office.

This property is __unimproved _X_improved property known as: 620 Sweetwater Circle, Old Hickory, TN 37138.

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 31st day of December, 2019.

Allison L. Causey

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allison L. Causey, 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 31st day of December, 2019.

Notary Public
My Commission Expires: 4-22-23

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY
(SEAL)
WILSON COUNTY