THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577 Karen Johnson Davidson County Batch# 366058 DEEDWARR 03/02/2020 01:24:09 PM 2 pgs Fees: $13.00 Taxes: $1,202.50 20200302-0023181	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2020. Notary Public MY COMMISSION EXPIRES: Mar. 3, 2020 (AFFIX SEAL) WILLIAM TIMOTHY HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Geoffrey Wuth Jennifer Wuth 130 Trellis Way Goodlettsville, TN 37072	Ascend Federal Credit Union 520 Airpark Dr. Tullahoma, TN 37388	026-05-0-085.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LEE MARIE YORK**, a single person, called the Grantor has bargained and sold, and by these presents do transfer and convey unto **GEOFFREY WUTH and JENNIFER WUTH**, husband and wife, 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:

Being Lot No. 10 on The Re-subdivision Plat of Lots 10, 11, 12, 24 and 25, Block "H," Roscoe Place, 3rd and 4th Additions, as surveyed by Steven E. Artz and Associates, Inc. dated, 1/22/2014 and filed of record on 4/11/2014 in Instrument No. 20140411-003731, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Billy Gray, by deed from Johnny C. Garrett, IV and Timothy M. Garrett, as Co-Executors of the Estate of Ann Bigger Garrett, of record in Instrument No. 201404-15-0031503, dated April 11, 2014, said Register's Office.

Billy R. Gray died testate on or about October 7, 2018. Pursuant to the terms of a Court Order, his will of record in Docket No. 18P1942 in the Circuit Court for Davidson County, Tennessee, Probate Division, said property was conveyed to LEE MARIE YORK. For further reference see Executor's Quitclaim Deed of record as Instrument No. 20190722-0071729, dated July 18, 2019, said Register's Office.

This is improved property known as 115 Hollywood Street, Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS SUBJECT TO:

1. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.
2. All Matters shown on the Plan of record in Instrument No. 20140411-0030731, registers office of Davidson County, Tennessee
3. City and County property taxes for the year 2020, a lien but not yet due or payable.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 28th day of February, 2020

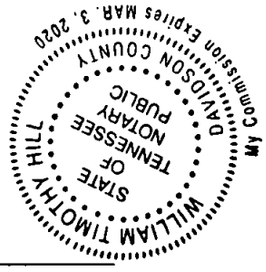
Lee Marie York

Lee Marie York

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared **LEE MARIE YORK,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that such bargainor, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 28th day of February, 2020.



Notary Public

My Commission Expires:

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