Karen Johnson Davidson County
Batch# 380809 DEEDWARR
04/02/2020 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $947.20
20200402-0035386

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $256,000.00

Affiant

Subscribed and sworn to before me, this 1st day of April, 2020.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joyce B. Wright	**New Owner**	**161-04-0-086.00**
POB 680459		
Franklin, TN 37068-0459		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Felipe Mandujano, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mindy Wright, Conservator for Joyce Wright

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:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Goodrich Heights of record in Plat Book 2663, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 39 fronts 100 feet on the Southerly side of Raywood Lane and runs back 193.6 feet on the Westerly line and 190.25 feet on the Easterly line to a dead line on which it measures 14.35 feet.

Being the same property conveyed to Felipe Mandujano, by Warranty Deed, from Tierra Ameier Garrison-Boykins, dated September 18, 2018, of record in Instrument No. 20180924-0094068, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 2794, Page 363, amended in Book 2864, Page 198, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5127 Raywood Lane, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are 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 we do further covenant

and bind ourselves, our 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. 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.

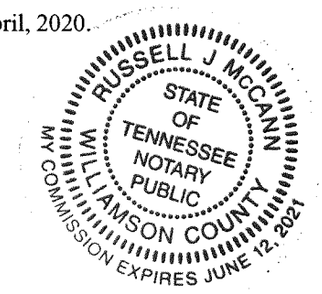
Witness my/our hand(s) this 1st day of April, 2020

Felipe Mandujano

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of April, 2020, before me personally appeared Felipe Mandujano, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2020.

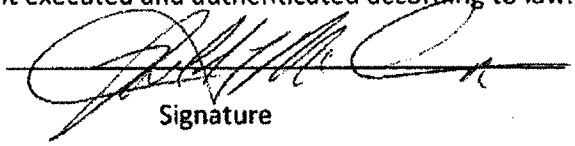


Notary Signature
My commission expires:

File #: **20-145**
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

True Copy Certification

I, Russell J. McCann, 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.

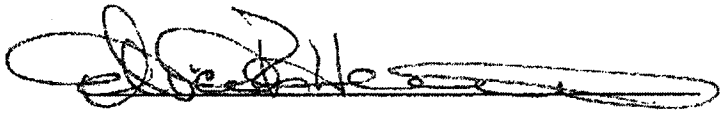


Signature

State of Tennessee

County of Williamson

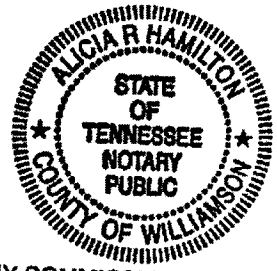
Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: _____

Notary' Seal



MY COMMISSION EXPIRES:
JULY 26, 2021