Karen Johnson Davidson County
Batch# 442430 DEEDWARR
07/22/2020 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $910.20
20200722-0080634

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-22-2021

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $246,000.00.
Vicki Sutton
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of July, 2020.
NOTARY PUBLIC
My commission expires: 12/22/21

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Elvis G. Prescott, II	The Mortgage Firm, Inc.	064160E10900CO
(NAME)	(NAME)	
319 Griffin Place, #319	921 Douglas Ave., Ste. 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Altamonte Springs, FL 32714	

Warranty Deed

For and in Consideration of the sum of $10.00 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 **James Deatrick, Jr., an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Elvis G. Prescott, II, a single man,** 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 all of Unit No. 109, in Building 29, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-I, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No: 200610250132473, and amended in Instrument No. 2006060137656, and as amended in Instrument No: 20071105013490, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James Deatrick, Jr. by deed from Mary Delane Vester and Marilyn B. Gilley as her sole heirs at law of Trena Reed Brown, of record in Instrument Number 20190911-0091785, said Register's Office.

This property is __unimproved _X_improved property known as: 319 Griffin Place, #319, Hermitage, TN 37076.

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 21st day of July, 2020.

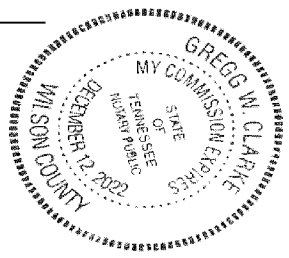
James Deatrick, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Deatrick, Jr., 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 21st day of July, 2020.

Notary Public
My Commission Expires:



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Brenda Shelby, 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.

Brenda Shelby

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Deborah Rand, a notary public for this county and state, Brenda Shelby, 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: 12/22/21

