Karen Johnson Davidson County
Batch# 467084 DEEDWARR
08/31/2020 11:43:30 AM 2 pgs
Fees: $13.00 Taxes: $244.20
20200831-0098486

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Santwon Townsend	SEND TAX BILLS TO: Santwon Townsend P.O. Box 224	MAP-PARCEL NUMBERS
(NAME) P O Box 224	(NAME)	04900011700
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Mark A Wright and wife, Belinda R Wright** , HEREINAFTER CALLED THE GRANTOR(S), HAVEBARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Santwon Townsend**, a single man, HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in DAVIDSON County, Tennessee, being Part of Lot No. 10 of Block "A" on the Plan of Jack Burton's Subdivision on Whites Creek Pike, not of record, according to a survey made by Campbell Land Surveying Company dated March 24, 1981, and being more particularly described as follows:

Beginning at a point in the center line of West Green Lane, formerly Smith Road, 50.00 feet east of the southeast corner of Lot 9, thence with the center of said Lane, eastwardly 50.00 feet, thence northwardly 190.00 feet more or less to the southwesterly line of Block "B"; thence with said line, North 30 deg. 24 min. West 10.00 feet, more or less, to the southeast corner of the property conveyed to C.T. Johnson and wife, by deed from B.C. Webb and wife, dated April 10, 1957; thence with Johnson's southerly line, westerly 40.00 feet more or less, to a point 50 feet east of the northeast corner of Lot 9 of Block "A"; thence South 3 deg. 23 min. West 200.00 feet to the point of beginning.

Being the same property conveyed to Mark A. Wright and Belinda R. Wright, husband and wife, by virtue of that certain Warranty Deed dated August 6, 2014, and being of record at Instrument No. 20140808-0071435 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN , and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved property, known as 624 W. Green Ln Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 31st day of August, 2020.

Mark A Wright

Belinda R Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Mark A Wright and Belinda R Wright**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2020.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikka Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021