PREPARED BY (AND RETURN TO):

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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 537322 **DEEDWARR**
12/17/2020 03:15:56 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20201217-0149750

W & I Ref: (DW) Title No.: 61558
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Justin Daniel Wetmore 3320 Towne Ridge Drive Antioch, TN 37103	Studio Bank 124 12th Avenue S., # 400 Nashville, TN 37203

TAX MAP PARCEL NUMBERS: 15011005100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Micah R. Duckworth Wetmore and Matthew Richard Wetmore**, wife and husband, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Justin Daniel Wetmore**, unmarried, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Town Village of the Country, section Two, of record in Book 5200, pages 176 and 177, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Micah R. Duckworth and Matthew Richard Wetmore, joint tenants, by Warranty Deed from M-Pulse Properties, LLC, a Tennessee limited liability company, dated March 22, 2011 and recorded on March 23, 2011, of record in Instrument No. 20110323-0022604, Register's Office for Davidson County, Tennessee. The said Micah R. Duckworth is now known as Micah R. Duckworth Wetmore.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan of record in Book 5200, pages 176 and 177, said Register's Office, shows an owner's certificate, a 20 foot minimum building setback line from Towne Ridge Drive, and a 70 foot easement for public utility and drainage purposes along the rear half line of said lot; and, a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot. Restrictions contained in instruments of record in Book 5456, page 511, said Register's Office.

This is improved property, known as 3320 Towne Ridge Drive, Antioch, TN 37103

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of December, 2020.

Micah R. Duckworth Wetmore

Matthew Richard Wetmore

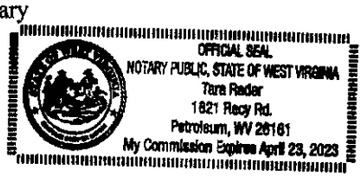
State of WV

County of Wirt

On this 16th day of December, 2020, before me the undersigned authority, personally appeared Micah R. Duckworth Wetmore and Matthew Richard Wetmore, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: April 23, 2023



State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $185,000.00.

Affiant

Sworn and subscribed before me this 16th day of December, 2020.

Notary

My Commission Expires:

