Davidson County DEEDWARR
Recvd: 08/10/01 13:45 2pgs
Fees:12.00 Taxes:85.10

20010810-0086403

WARRANTY DEED

N-TONY-01-9870

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Affiant

Subscribed and sworn to before me this 19th DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LEE DUBRAY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Commission Expires JAN. 31, 2004

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace G. Cartwright	Owner	
749 Lynwood Avenue (ADDRESS)	(NAME)	105-6-179
Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we T.W.C. GROUP, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WALLACE G. CARTWRIGHT AND AND WILLIAM B. BASS AND AND SARA C. BASS AND, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being the easterly 7 feet of Lot No. 12 and the westerly 36 feet of Lot No. 13 in the Highland Garden Plan of Lots, as of record in Book 57, page 118, Register's Office for said County.

Said part of Lots No. 12 and 13 front together 43 feet on the southerly side of Lynwood Avenue and run back between parallel lines 135.1 feet, more or less to an alley.

Being the same property conveyed to T.W.C. Group by deed of record in Instrument No. 20010806-0083857, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 749 Lynwood Avenue, Nashville, Tennessee 37203
(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/our hand(s) this 19th day of July, 2001.

T.W.C. Group

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named T.W.C. Group , the bargainor (s), 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 at Nashville, Tennessee, this 19th day of July, 2001.

My Commission Expires: _____

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robyn DuBray, a Notary Public within and for said County and State aforesaid, personally appeared Tony Wright and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the TWC Group the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Tony Wright as such President

Witness my hand and official seal at office at Nashville, TN on this the 19th day of July, 2001.

NOTARY PUBLIC AT LARGE ROBYN L. DUBRAY DAVIDSON COUNTY, TENN.

Robyn L. DuBray
Notary Public

My Commission Expires _____

My Commission Expires JAN. 31, 2004

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 2000 Glen Echo Road, Suite 209, Nashville, Tennessee 37215
- ☐ 4733 Andrew Jackson Parkway, Suite 1-C, Hermitage, Tennessee 37076
- ☐ 224 Old Hickory Boulevard, Suite B, Nashville, Tennessee 37221
- ☐ 1770 Kirby Parkway, Suite 207, Forum Building III, Memphis, Tennessee 38138