Being rerecorded to add the Derivation Clause

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/04 15:56 2pgs
Fees:13.00 Taxes:207.20
[redacted]
20040721-0087487

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Caldwell Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st of July, 2004

Notary Public

MY COMMISSION EXPIRES: My Commission Exp. Jan. 30, 2008
(AFFIX SEAL)

HERMAN JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caldwell Wright and Delores Wright	SAME	92-9-84
(NAME) 703 32nd Avenue North. Nashville	(NAME) SAME	
(ADDRESS) , TN	(ADDRESS) SAME	
(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, CHOICE INVESTMENTS, LLC, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caldwell Wright and Delores Wright, married**, 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. 13 IN JACKSON'S SUBDIVISION OF MARABLE LANDS, OR TEN ACRES IN THE 13TH CIVIL DISTRICT IN THE SOUTHWEST CORNER OF THE CLIFTON PIKE AND PILCHER AVENUE.

SAID LOT FRONTS 40 FEET ON PILCHER AVENUE AND EXTENDS BACK 140 FEET TO AN ALLEY, ACCORDING TO THE PROPERTY DESCRIPTION REFERENCED IN A PREVIOUS DEED OF RECORD IN BOOK 2706, PAGE 309, REGISTER'S OFFICEF RO DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Choice Investments, LLC, by Deed from Ken Parrish a/k/a Kenneth Parrish a/k/a Kenneth G Parrish and wife Julie K Schuffman, dated 07/08/2004, of record in Instrument No. 20040709-0081859, Register's Office for Davidson County, TN.

unimproved ☐

This is improved ☒ property, known as 703 32nd Avenue, North Nashville TN
(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 our/my hands this _____.

Choice Investments LLC

RE-RECORD

Davidson County DEEDWARR
Recvd: 08/23/04 09:46 3pgs
Fees:17.00 Taxes:0.00
20040823-0101415

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public, personally appeared Jimmy R Kenaum the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 21st July 2004.

Commission expires:

Notary Public

The preparer of this deed makes no representation as to the status of the title of the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation whatsoever other than that it has been accurately transcribed from the information provided.

TOMMY R. STRICKLAND NOTARY PUBLIC DAVIDSON CO., TENN.

My Commission Expires July 30, 2008

I hereby certify that this is a true copy of
the original instrument filed in my office as
Instrument No. 20040721-0087487
This 18th day of Aug. 20 04
BILL GARRETT Register of Deeds
By Timothy K. Hill
DEPUTY Register

