Davidson County DEEDWARR
Recvd: 08/11/05 15:05 2 pgs
Fees:13.00 Taxes:1239.50

20050811-0095353

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Damon B. Moberly	AmSouth Bank	091-15-0
4803 Elkins Avenue	2050 Parkway Office Circle	GROUP
Nashville, Tennessee 37209	Birmingham, AL 35244	PARCEL 332.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** Three Hundred Thirty Five Thousand Dollars and Zero Cents ($335,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Steven Hill Wright and wife, Kimberly M. Wright, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Damon B. Moberly and wife, Anne Claire Moberly, 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.

BEING the northeasterly part of Block No. 31 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID part of Block No. 31 fronts 100.0 feet on the southerly margin of Elkins Avenue, formerly Second Avenue, and extends back between parallel lines with the westerly margin of 47th Avenue, North, formerly 7th Street, 102.0 feet to a dead line.

BEING the same property conveyed to Steven Hill Wright and Kimberly M. Wright, husband and wife, by deed dated March 31, 1999, from Joseph T. Jurczyk and wife, Lynne E. Baker, of record in Book 11412, page 83, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 4803 Elkins Avenue, Nashville, Tennessee 37209

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 hands this 10th day of August, 2005.

Kimberly M. Wright

By: _____
Steven H. Wright, Attorney in Fact

Steven Hill Wright

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Steven Hill Wright, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of August, 2005.

Mitchell A. Watts Notary Public

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven H. Wright, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kimberly M. Wright, and acknowledged that he executed the same as the free act and deed of the said Kimberly M. Wright.

Witness my hand and official seal at Nashville, Tennessee this 10th day of August, 2005.

Mitchell A. Watts Notary Public

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee