File No. 260700877

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Phillip Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 07/21/07

Davidson County DEEDWARR
Recvd: 07/27/06 09:46 2 pgs
Fees:13.00 Taxes:129.50
20060727-0090750

WILLIAM D. CASTLEMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Jerry Konvalinka, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Phillip Wright | New Owner | 081-15-0-095.00 |
| (NAME) | (NAME) | |
| 532 Mill Station Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **John A. Smith, Married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip Wright, married**, HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 14 of S. A. Champion's Subdivision**, of record in Book 161, Page 132, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the westerly side of 21st Avenue North, formerly, Estrella Street, and runs back between parallel lines 154.7 feet to an alley.

Being the same property conveyed to John A. Smith, unmarried, by deed from Juanita P. Adkisson, a Widow, of record in Book 8331, Page 894, Register's Office for Davidson County, Tennessee.

THE GRANTOR HEREBY MAKE OATH THAT THE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICLE OF JOHN A. SMITH.

This conveyance is subject to taxes for the year 2006, easements, setback lines and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1409 21st Avenue North, Nashville, TN 37208
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 hands this 25th day of July, 2006.

John A. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named JOHN A. SMITH, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that HE executed the within instrument for the purposes therein contained.

Witness my hand at Goodlettsville, Tennessee, this 25th day of July, 2006.

Commission expires: 07/20/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

**File Number: 260700877**

**RETURN TO:**

Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072