WARRANTY DEED

KEVANA M. NIXON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/16/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan A. Wright	Same As New Owner	
(NAME)	(NAME)	
213 Radnor Street		119-14-291
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **HERSCHEL POLLARD AND WIFE, NICOLA J. POLLARD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN A. WRIGHT, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, 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. 75 of Pleasant View Subdivision of the McCombs Property, as of record in Book 421, page 134, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Herschel Pollard and wife, Nicola Pollard and Margaret Innes Pollard, unmarried by deed from Steve J. Donnelly, unmarried, of record as Instrument No. 20000531-0054015, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Herschel Pollard and wife, Nicola J. Pollard by deed from Margaret Innes Pollard, unmarried, of record as Instrument No. 20010523-0053729, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 213 Radnor Street, Nashville, TN 37211

(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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.

Davidson County DEEDWARR
Recvd: 10/20/06 10:38 2 pgs
Fees:13.00 Taxes:601.25
20061020-0130386

Witness our hands this 17th day of October, 2006.

Herschel Pollard

Nicola J. Pollard

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 Herschel Pollard and Nicola J. Pollard, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of October, 2006.



NOTARY PUBLIC
AT LARGE
Amy Adams Cowan
My Commission Expires
November 23, 2006
STATE OF TENNESSEE

Notary Public