WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/07 15:11 2 pgs
Fees:13.00 Taxes:1498.50

20071205-0141038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Lee Cubtree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2007.

Kate Boorbal
Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margo Wilson Wright	The Same.	117-13-78
(NAME)	(NAME)	
2827 Kenway Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, Charles Hawkins and wife, Patricia Hawkins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margo Wilson Wright and James Lindber Wright, wife and husband, 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(s) 67, as shown on the Plan of Woodmont Estate, Number 2, of record in Book 1130, page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 67 fronts 105.0 feet on the southerly margin of Kenway Road and extends back 197.8 feet on the westerly line and 182.0 feet on the easterly line to a broken line in the rear, measuring 133.1 feet thereon.

Being the same property conveyed to Charles Hawkins and wife, Patricia Hawkins, by deed from Pamela Threadgill Trella, and husband Phillip M. Trella, of record as Instrument No. 20070702-0078577, dated June 22, 2007, said Register's Office.

This conveyance is subject to : 2007 county taxes being prorated and paid by grantor and all matters appearing on the Plan of record in Book 1130, page 99, said Register's Office.

***James Wright, James L. Wright & James Lindber Wright are one in the same. ☐ Margo Wright, Margo W. Wright & Margo Wilson Wright are the same.

This is ~~unimproved~~ ☒ improved property, known as 2827 Kenway Road, Nashville, TN 37215

(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 hands this 3rd day of December, 2007.

Charles Hawkins

Patricia Hawkins

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Hawkins and wife, Patricia Hawkins, the within named 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 Ashville, this 3rd day of December, 2007

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2009

Notary Public

My Commission Expires: