WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Jerome Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2009.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: April 23, 2013.
(AFFIX SEAL)

MELISSA D. ROGERS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerome Wright	Bank of America, N.A.	
(NAME)	(NAME)	
304 Rocky Top Court	2021 N. Gallatin Road, Suite 280	176050B14600CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20090514

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Richard Bishop and Robin Wheeler and Teresa Bamford**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jerome Wright*** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

*a single person

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 304 Rocky Top Court, Antioch, TN 37013

(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/her 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/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 31st day of July, 2009.

Teresa Bamford

Richard Bishop by Robin Wheeler AIF
Richard Bishop
by Robin Wheeler, Attorney in Fact

Robin Wheeler

BILL GARRETT, Davidson County
Trans:T20090052777 DEEDWARR
Recvd: 08/04/09 13:24 2 pgs
Fees:13.00 Taxes:406.63
20090804-0072966

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Robin Wheeler and Teresa Bamford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Robin Wheeler and Teresa Bamford executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2009.

Commission expires: April 23, 2013

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Melissa D. Rogers

Melissa D. Rogers Notary Public

State of Tennessee)
County of Sumner

On this 31st day of July, 2009, before me personally appeared Robin Wheeler, 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 Richard Bishop, and who acknowledged that she executed the same as the free act and deed of Richard Bishop.

Melissa D. Rogers

My Commission Expires: April 23, 2013 Notary Public

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 244 on the Plan of Hickory Woods Estates, Section C, as shown on plat of record in Book 6900, page 885-887, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Nathan Taylor and Terese Taylor by Warranty Deed from Rosemary M. Cole, dated January 26, 2007 and filed of record in Instrument 20070202-0014182, Register's Office for Davidson County, Tennessee. Beneficial Interest of subject property was conveyed to Mortgage Electronic Registration Systems, Inc. Appointment of Substitute Trustee was filed in Instrument 20080709-0070444, Register's Office for said County.

BEING all of the same property conveyed to CB Investments, LLC and Robin Wheeler and Teresa Bamford by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated February 26, 2009 and filed of record in Instrument 20090310-0021413, Register's Office for Davidson County, Tennessee. The said CB Investments, LLC conveyed its interest in said land to Richard Biship by Quitclaim Deed dated April 6, 2009 and filed of record in Instrument 20090417-0035019, Register's Office for said County.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 7823, page 857, amended in Book 9616, page 470, Book 9616, page 477, Book 9678, page 187, Book 9764, page 44, and Book 7857, page 94, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.