WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100013996 DEEDWARR
Recvd: 03/09/10 12:56 2 pgs
Fees:13.00 Taxes:425.50
20100309-0018109

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Valitha Pickens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2010.

Darlene Edwards
Notary Public

MY COMMISSION EXPIRES: 11-29-2011
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DARLENE EDWARDS ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GMS Properties , LLC	SAME	61-15- Parcel 323
139 2nd Ave South (NAME)	(NAME)	
Franklin Tn 37064 (ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081593

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/ I, William Michael Wright Sr., Karen Lee Wright, Cynthia Ann Hanson and Casey M. Hicks Heirs of Jo Anne Wright** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **GMS Properties, LLC ,** 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. :

Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jo Anne Wright, unmarried, Lee Lasater, unmarried, and James W. Hicks and wife Casey M. Hicks, as joint tenants with right of survivorship by deed from Terry L. Montgomery and wife Carolyn F. Montgomery of record in Book 9858, page 326, Register's Office for Davidson County, Tennessee, dated November 1, 1995. The said Lee Lasater having since died. And being the same property conveyed to Jo Anne Wright, unmarried by Quitclaim Deed from James W. Hicks and Casey M. Hicks of record in Instrument 200203190034271, Register's Office for Davidson County, Tennessee, dated November 8, 2001. The said Jo Anne Wright having since died on March 31, 2008 property now vest in the heirs of Jo Anne Wright namely, William Michael Wright, Sr and Karen Lee Wright, Cynthia Ann Hanson and Casey M. Hicks.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1114 Stratford Ave., Nashville, TN 37216

(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/I do covenant with the said GRANTEE that we/I 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 1st day of March, 2010.

William Michael Wright Sr. Executor of the Estate of Jo Anne Wright
William Michael Wright, Sr. Executor of the Estate of Jo Anne Wright

Karen Lee Wright
Karen Lee Wright

William Michael Wright Sr.
William Michael Wright, Sr.

Casey M. Hicks
Casey M. Hicks

Cynthia Ann Hanson By: William Michael Wright Sr. her attorney in fact
Cynthia Ann Hanson Heir of Jo Anne Wright By: William Michael Wright Sr., her attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within William Michael Wright Sr., Karen Lee Wright Casey M. Hicks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that William Michael Wright Sr., Karen Lee Wright Casey M. Hicks executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of March, 2010.

Commission expires 11-29-2011

ROBERTSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC DARLENE EDWARDS

Darlene Edwards
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 14th day of March, 2005, before me personally appeared William Michael Wright Sr to me known to be the person who executed the foregoing instrument in behalf of Cynthia Ann Hanson as her Attorney in Fact and acknowledged that he executed the same as the free act and deed of the said Cynthia Ann Hanson.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 1st day of March, 2010.

Darlene Edwards
Notary Public

My Commission Expires: 11-29-2011

ROBERTSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC DARLENE EDWARDS

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **William Michael Wright Sr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the **Executor of the Estate of Jo Anne Wright,** the within named bargainor, a corporation, and that he as such **Executor,** being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of March, 2010.

My Commission Expires:
11-29-2011

Darlene Edwards
Notary Public

DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY