WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100019473 DEEDWARR
Recvd: 04/05/10 12:54 2 pgs
Fees: 13.00 Taxes: 980.13

20100405-0025098

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 264,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2010

Notary Public:

MY COMMISSION EXPIRES: 9/8/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael K. Wright	Franklin American Mortgage Co.	Parcel ID:
900 Glenridge Lane	501 Corporate Center Dr., Ste. 400	142130B11400
Nashville, TN 37221	Franklin, TN 37067	

FOR AND IN 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

Lisa S. Hackney and Moni J. Cook, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael K. Wright and wife, Sandra K. Wright
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:

BEING Lot No. 114, on the Plan of Resubdivision of Lots 114 through 130 and 131A, Riverside, Phase 3, of record in Instrument 20040108-0003094, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lisa S. Hackney, unmarried, and Moni J. Cook, unmarried, by deed from NVR, Inc., of record in Instrument 20021001-0118828, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7185. Page 619; Book 7405, Page 780; Book 8104, Page 211; Book 8136, Page 79; Book 11063, Page 996; Instrument 20040419-0044162, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20040108-0003094, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 900 Glenridge Lane, Nashville, TN 37221

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 31st day of March, 2010.

Lisa S. Hackney

Moni J. Cook

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Hackney and Moni Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of March, 2010.

My Commission Expires: 11/7/12

Notary Public

