(N)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-19-14
(AFFIX SEAL)

MELANIE D. DURAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY TN My Commission Expires January 19, 2014

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coleen M. Brophy	Bank of America, N.A.	090-12 282.00
(NAME)	(NAME)	
6385 Ivy Street	101 South Tryon Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Charlotte, NC 28255	
(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, **Craig J. Wright and wife, Katryna M. Wright**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Coleen M. Brophy, a single person** HEREINAFTER CALLED THE GRANTEE, 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. 1 on the Plan of J.F. Ivy Subdivision, of record in Book 5190, Page 720, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Craig J. Wright and wife, Katryna M. Wright, by Warranty Deed from Timothy J. Cooper and wife, Vicki A. Cooper, of record in Instrument No. 20010426-0042152, dated April 23, 2001, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; All matters appearing on the Plan of record in Book 5190, page 720, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6385 Ivy Street, Nashville, TN 37209
(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.

BILL GARRETT, Davidson County
Trans:T20110059109 DEEDWARR
Recvd: 09/23/11 08:47 2 pgs
Fees:13.00 Taxes:925.00
20110923-0073626

Witness our hands this 19th day of September, 2011.

Craig J. Wright
By: Katryna M. Wright, Attorney-in-fact

Katryna M. Wright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Katryna M. Wright, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Craig J. Wright, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Craig J. Wright, the within named bargainor by the said Katryna M. Wright as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of September, 2011.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires: January 19, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Katryna M. Wright, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of September, 2011.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires: January 19, 2014