(1)

File No.1101120001

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neena Wright	Pinnacle Bank	083-06-0-042.00
(NAME) 901 North 16th Street	(NAME) 150 3rd Ave South, Ste 900	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kristin Ann Mumford, a single woman** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Neena Wright, an unmarried woman,** hereinafter called the grantee(s), 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. 31, Block C, on the map showing Subdivision of Lots 8,9 and 10 and part of Lot No. 7 in Block "A" and Lots No. 13 and 14 in Block "B" and All of Block "C" in Subdivision of Weakley Place, as shown on plat of record in Plat Book 547, Page 12, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kristin Ann Mumford, a single woman, by deed from J. Michael O'Neil and wife, Carol F. O'Neil, of record in Instrument No. 20070308-0028804, dated February 27, 2007, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 901 North 16th Street, Nashville, TN 37206
(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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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:T20120084402 DEEDWARR
Recvd: 11/05/12 13:36 2 pgs
Fees:13.00 Taxes:678.95

20121105-0101798

Witness my/our hands this 2nd day of November, 2012.

Kristin Ann Mumford

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Kristin Ann Mumford , the bargainor(s), 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 this 2nd day of November, 2012.

Commission expires: June 21, 2016

TONYA BURRUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

Notary Public

File Number:1101120001

RETURN TO:

Greenvue Title & Escrow, LLC
2207 Crestmoor Rd, Ste 101
Nashville, TN 37215