BILL GARRETT, Davidson County
Trans:T20120097652 DEEDWARR
Recvd: 12/21/12 08:29 2 pgs
Fees:13.00 Taxes:203.50

20121221-0117687

STATE OF TENNESSEE
OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 19TH DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/19/14

(AFFIX SEAL)

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Steel, unmarried	SAME AS NEW OWNER (NAME)	06110001100
3868 Hutson Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Russell C. Wright and Michael L. Wright and wife, Julie M. Wright, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ben Steel, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 227 ON THE PLAN OF MAPLEWOOD HEIGHTS SECOND SUBDIVISION PLAN OF WHICH IS OF RECORD IN BOOK 547, PAGES 103 AND 104, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL C. WRIGHT, AN UNMARRIED PERSON AND MICHAEL L. WRIGHT AND WIFE, JULIE M. WRIGHT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, OF RECORD BY INSTRUMENT NO. 20071022-0125057, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAXES FOR 2013, CONSTITUTE A LIEN, BUT ARE NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3868 Hutson Avenue, 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 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 my/our hand(s) this 19th day of December, 2012.

WARRANTY DEED
(Continued)

Russell C. Wright

Michael L. Wright

Julie M. Wright

STATE OF Ky

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell C. Wright and Michael L. Wright and wife, Julie M. Wright, the herein 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 the 18 day of December, 2012

Kathy Portman
Notary Public

My Commission Expires: 2-19-2015

KATHY PORTMAN NOTARY PUBLIC (SEAL)

RETURN TO:
Realty Title & Escrow Company
5111 Maryland Way, Suite 101
Brentwood, TN 37027