WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130042100 DEEDWARR
Recvd: 05/21/13 08:06 2 pgs
Fees:13.00 Taxes:1332.00

20130521-0050911

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2013

Notary Public:

MY COMMISSION EXPIRES: 03-27-2016
(AFFIX SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Craig T. Wright	SunTrust Mortgage Co.	Parcel ID:
616 Spring House Ct.	901 Semmes Ave. RVW 5023	16011001500
Brentwood, TN 37027	Richmond, VA 23224	

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

Arvil Gentry and wife, Patricia Gentry

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Craig T. Wright and wife, Anna C. 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. 98 on the Plan of Hearthstone, Phase 2, of record in Plat Book 5200, Page 323, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Arvil Gentry and Patricia Gentry by deed from Michael Pruitt and Barbara H. Pruitt, of record in Instrument 20010510-0048613, dated May 7, 2001, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5409, Page 485; Book 6001, Page 329; Book 5863, Page 286; Book 5479, Page 422; Book 7053, Page 986; Book 5802, Page 277; and Book 7054, Page 19, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 323; and (3) Sewer Easement to Metro of record in Book 5866, Page 35 and Page 10, 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 616 Spring House Ct., Brentwood, TN 37027

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 17th day of May, 2013.

Arvil Gentry

Patricia Gentry

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 Arvil Gentry and Patricia Gentry, 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 Nashville, Tennessee, this 17th day of May, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.