WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130044131 DEEDWARR
Recvd: 05/28/13 11:33 2 pgs
Fees:13.00 Taxes:203.50

20130528-0053408

'STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-29-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Beadle	New Owner	08600015000
(NAME)	(NAME)	
3957 Dodson Chapel Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, Donald Wright and Melissa Wright Jones, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby Beadle and Justin Morris, 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:

1st Tract: Beginning at the Southwest Corner of W. P. Wright property, and running South with Dodson Chapel Road 75 feet to W. O. Earheart's northwest corner; thence eastwardly 105 feet to Ms. B. F. Everett's line; thence North with her line 75 feet to W. P. Wright's corner; thence west 105 feet to Dodson's Road. Property bounded on the south by tax map 08600014900, owned by Melvin A. Beaty, Trustee, recorded in Book 9403, page 736, and property bounded on the north by tax map 08600015100, and owned by William R. Lewis, et at, of record in Instrument No. 20050614-0067952, Register's Office for Davidson County, Tennessee.

Being property conveyed to Gull T. Wright and wife, Sara Gertrude Wright by Deed from W. P. Wright and wife, Ruby Mai Wright of record in Book 721, Page 267. Gull T. Wright having predeceased Sara Gertrude Wright. Sara W. Wright having died testate, probate file 09P1031, and will granted powers to Donald Wright, Executor, to conveyed property to John P. Brown, III, Trustee, and therein John P. Brown, III, Trustee conveyed property to Melissa Wright Jones by Deed recorded in 20100728-0059201, Register's Office for Davidson County, Tennessee.

2nd Tract: Commencing at a point in the center of Dodson Chappel Road 195.5 feet from the central pike and running thence South with Dodson Chappell Road 113 feet more or less to the tract of ground sold by W. P. Wright to Joe Sullivan, Jr.; thence with the line of the Joe Sullivan Jr. land eastwardly 115 feet to a point in the land of B. F. Everett & wife,; thence North 113 feet to a point 195.5 feet from the central pike; thence westwardly 115 feet to the beginning.

Being property conveyed to Gull T. Wright and wife, Sara Gertrude Wright by Deed from W. P. Wright and wife, Ruby Mai Wright of record in Book 721, Page 267. Gull T. Wright having predeceased Sara Gertrude Wright. Sara W. Wright having died and by Will under file 09P1031 devised property to Donald Wright and Melissa Wright Jones.

unimproved ☐

This is improved ☒ property, known as 3957 Dodson Chapel Road, Hermitage, TN 37076

(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 our hands this 22nd day of May, 2013.

Donald Wright by Kenny Stephens, Attorney-in-Fact

Melissa Wright Jones by Terry DeSelms, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of May 2013 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Melissa Wright Jones, and acknowledged that he executed the same as the free act and deed of the said Melissa Wright Jones, through Power of Attorney granted May 16, 2013, by the said Melissa Wright Jones.

Witness my hand and official seal at Franklin, Tennessee this 22nd day of May 2013.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of may 2013 before me personally appeared Kenny Stephens, the person who executed the foregoing instrument on behalf of Donald Wright, and acknowledged that he executed the same as the free act and deed of the said Donald Wright, through Power of Attorney granted May 16, 2013 by the said Donald Wright.

Witness my hand and official seal at Franklin, Tennessee this 22nd day of May 2013.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013