File Box 8

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 13060018

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th DAY OF July, 2013.

Notary Public

My Commission expires:

Address of New Owner	Send Tax Bills To:	Tax Information:
Allison Flexer 108 Rushing Brook Circle Nashville, TN 37221	~~Same~~ Pinnacle Bank 150 3rd Ave. South #900 Nashville, TN 37201	155-15-0A-003.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James E. Wright, Jr. and Amanda Wright, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Allison K. Flexer, unmarried,** hereinafter called the **Grantee**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3, Stonemeade, Section 1, as shown of record in Plat Book 6900, pages 800-801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to James E. Wright, Jr., unmarried by Deed from Robert Winstead and Amy H. Winstead, married dated 10/14/05 and recorded on 10/19/05 as Instrument Number 20051019-0126012, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James E. Wright, Jr. and wife, Amanda H. Wright by Deed from James E. Wright, Jr., married dated 05/29/09 and recorded on 06/16/09 as Instrument Number 20090616-0055736, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
108 Rushing Brook Circle, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2013 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Book 6900, Page 800 and 801 , Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Restrictive covenants recorded at Book 7701, Page 290 and Book 7701, Page 331 as amended in Book 8517, Page 992 and Book 8810, Page 840 Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Reaffirmation of Restrictive covenants, Charter and By-Laws recorded at Book 8349, Page 43 Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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 her heirs and assigns,

BILL GARRETT, Davidson County
Trans:T20130061897 DEEDWARR
Recvd: 07/19/13 14:39 2 pgs
Fees:13.00 Taxes:1128.50

20130719-0075142

forever. We do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, her 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.

IN WITNESS WHEREOF, **James E. Wright and Amanda Wright** have caused this instrument to be executed, this the 16 day of July, 2013.

James E. Wright, Jr.

Amanda Wright

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **James E. Wright, Jr. and Amanda Wright,** 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.

This the 16 day of July, 2013.

My commission Expires: 9/29/14

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY