WARRANTY DEED

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 4/23/2014

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130066362 DEEDWARR
Recvd: 08/02/13 12:39 2 pgs
Fees: 13.00 Taxes: 1071.15

20130802-0080952

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Franchelle Annette Truett	SWBC MORTGAGE	075110A08400CO
(NAME)	(NAME)	
1453 Stoner Ridge	9311 PEDRO AVE. STE. 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	SAN ANTONIO TX 78216	
(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, NATHAN C. WRIGHT AND WIFE LISA WRIGHT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANCHELLA ANNETTE TRUETT, an unmarried woman, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 79 on the Plan of Phase Three, Heritage Meadows, a Planned Unit Development, of record in Plat Book 9700, Page 984, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Nathan C. Wright and wife Lisa Wright by Warranty Deed from William D. Stout and wife, Sandra M. Stout which deed is dated April 29, 2011 and recorded as Instrument No. 20110502-0033476, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS: FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF PHASE THREE, HERITAGE MEADOWS, OF RECORD IN PLAN BOOK 9700, PAGE 984, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; further subject to Restrictive Coveants and Easements of record.

unimproved ☐

This is improved ☑ property, known as 1453 Stoner Ridge, 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 29th day of July, 2013.

Nathan C. Wright

Lisa Wright

STATE OF ~~ARIZONA~~ Missouri

COUNTY OF Adair.

* wife

On this 29th day of July, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nathan C. Wright and* Lisa Wright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
7.10.2016

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

STEPHANIE L. JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for Adair County
My Commission Expires: July 10, 2016
Commission Number: 12365629