WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00 .

Timothy L. Wright

Affiant

Subscribed and sworn to before me, this 26th DAY OF August, 2013.

C. Gary Carney

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. GARY CARNEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires August 23, 2016

R-VRES-13-711

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy L. Wright	Wells Fargo Bank, N.A. (NAME)	
2916 Lyndale Dr (ADDRESS)	4101 Wiseman Blvd. Bldg 108 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	San Antonio, TX 78251 (CITY) (STATE) (ZIP)	042-13-0-035.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we REBECCA L. GARDNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY L. WRIGHT AND WIFE MARCIA L. WRIGHT, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 ON THE PLAN OF KEMPER HEIGHTS, SECTION 4 OF RECORD IN PLAT BOOK 2854, PAGE 65, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 3 FRONTS 130 FEET ON THE SOUTHWESTERLY SIDE OF TUCKAHOE DRIVE AND EXTENDS BACK 319.15 FEET ON THE NORTHWESTERLY LINE AND 318.69 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE, MEASURING 130 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO REBECCA L. GARDNER BY QUITCLAIM DEED FROM CHARLES R. GARDNER OF RECORD IN BOOK 8631, PAGE 867, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 15, 1992 RECORDED ON MAY 22, 1992.

BEING THE SAME PROPERTY CONVEYED TO CHARLES R. GARDNER AND WIFE, REBECCA L. GARDNER BY DEED FROM G.C. WHITE AND WIFE, BETTY L. WHITE OF RECORD IN BOOK 4229, PAGE 549, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 26, 1968 RECORDED ON APRIL 23, 1968.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER OR PLAT BOOK 2854, PAGE 65, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 711 Tuckahoe Drive, Madison, Tennessee 37115

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130076226 DEEDWARR
Recvd: 09/04/13 09:31 2 pgs
Fees:13.00 Taxes:636.40

20130904-0092914

Witness my/our hand(s) this 26th day of August, 2013.

Rebecca L. Gardner by John Gleaves as
Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of August, 2013, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rebecca L. Gardner and who acknowledged he/she/they executed the same as the free act and deed of the said Rebecca L. Gardner.

Witness my hand and official seal, this the 26th day of August, 2013.

Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903