WARRANTY DEED

G-VRE-13-1016

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/8/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
James S. Sweeney III	New Owner (NAME)	
1016 11th Avenue North (ADDRESS)	P.O. Box 2495 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Hendersonville, TN 37077 (CITY) (STATE) (ZIP)	81-16-607.00

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, we LORENZO D. WRIGHT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES S. SWEENEY III, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: BEING LOT NO. 26 IN B. W. HALL'S ADDITION TO NASHVILLE, TENNESSEE, A PLAN OF WHICH IS OF RECORD IN BOOK NO. 17, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT FRONTS 50 FEET ON THE EAST SIDE OF CUMBERLAND STREET (NOW KNOWN AS 11TH AVENUE) AND RUNS BACK BETWEEN PARALLEL LINES ABOUT 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LORENZO D. WRIGHT, MARRIED BY WARRANTY DEED FROM HERVIE F. CLEMONS, JR., RECORDED ON THE 27TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070727-0089649, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY WAS INVESTMENT PROPERTY FOR THE GRANTOR AND HAS NEVER BEEN THE GRANTOR'S PRINCIPAL MARITAL RESIDENCE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 17, PAGE 261; RESTRICTIVE COVENANTS OF RECORD IN BOOK 9183, PAGE 130, BOOK 11625, PAGE 280, INSTRUMENT NO. 20020425-0051069, INSTRUMENT NO. 20130903-0092714, INSTRUMENT NO. 20130903-0092717 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1016 11th Avenue North, Nashville, Tennessee 37208
(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:T20130081597 DEEDWARR
Recvd: 09/20/13 09:55 2 pgs
Fees:13.00 Taxes:240.50
20130920-0099167

Witness my/our hand(s) this 12th day of September, 2013.

Lorenzo D. Wright

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lorenzo D. Wright, the within named bargainor, 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, this the 12th day of September, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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