THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 875,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF September 2013 Notary Public MY COMMISSION EXPIRES: 9/9/2014 (AFFIX SEAL)

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Austin Wright, IV	New Owner	MAP 104-05-0
3626 Central Avenue		PARCEL 297.00
Nashville, TN 37205		
(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, **James T. Stansell and wife, Larissa Stansell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Austin Wright, IV and Monica F. Wright, husband and wife**

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. 242 and the Easterly 9.1 feet of Lot No. 241 on the Plan of Richland Realty Co's Second Subdivision, Division "B" of record in Plat Book 332, page 92, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of the property.

Said Lot No. 242 and part of Lot No. 241, adjoin and front together 59.1 feet on the Northerly side of Central Avenue and run back between parallel lines 200 feet to an alley.

Being the same property conveyed to James T. Stansell and wife Larissa Stansell by Warranty Deed from Jason David Hickey, unmarried of record in Instrument No. 20080122-0006786, Registers office for Davidson County, Tennessee, dated January 4, 2008 and recorded on January 22, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **3626 Central Avenue, Nashville, TN 37205.**

BILL GARRETT, Davidson County
Trans:T20130086441 DEEDWARR
Recvd: 10/07/13 09:47 2 pgs
Fees:13.00 Taxes:3237.50
20131007-0104929

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 _____ hand( ) this the 27th day of September, 2013.

James T. Stansell

Larissa Stansell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James T. Stansell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of September, 2013.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larissa Stansell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of September, 2013.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE