# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140011668 DEEDWARR
Recvd: 02/19/14 12:46 2 pgs
Fees:13.00 Taxes:425.50
20140219-0014255

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Green Light Real Estate Development, LLC | New Owner | Map & Parcel 07203033900 |
| (NAME) | (NAME) | |
| 1411 Ordway Place | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Mark Kenneth Wright and Linda S. Wright, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Green Light Real Estate Development, LLC, 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. 10 on the plan of a part of the Mora Sharpe Land of record in Book 547, Page 114, Register's Office for said County, and that portion of the easterly one-half (1/2) of Oxford Street which lies west of and adjacent to said Lot No. 10, which portion of Oxford Street was closed and abandoned by instrument of record in Book 3280, Page 431, said Register's Office, described according to a survey made my John B.Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated January 26, 1977, Job No. W2-13046-W, as follows: BEGINNING at a point in the northeasterly margin of Shelton Avenue, said point being the front common corner of Lots Nos. 10 and 11 on said plan; thence with the line between said Lots Nos. 10 and 11 northwardly 210 feet, more or less, to the southwesterly line of Lot No. 2 on said plan; thence with the line between said Lots nos. 2 and 10 northwestwardly 25 feet, more or less, to the rear common corner of Lots Nos. 1 and 2 on said plan; thence with the line of said Lots Nos. 1 and 10 and continuing with the westerly extension thereof, westwardly, passing the easterly margin of Oxford Street as it was located prior to its closure and abandonment at 50 feet, more or less, a total distance of 75 feet, more or less, to the center of Oxford Street as it was located prior to its closure and abandonment; thence with the center of Oxford Street as it was located prior to its closure and abandonment, southwardly 185 feet, more or less to the northerly margin of Shelton Avenue thence with the northerly margin of Shelton Avenue eastwardly 25 feet, more or less, to the southwest corner of said Lot No. 10 and southeastwardly 75 feet, more or less to the point of beginning.

Being the same property conveyed to Mark Kenneth Wright and wife, Judy R. Wright by Warranty Deed from Ruth B. Morris and husband, W. G. Morris, dated February 3, 1977, of record in Deed Book 5114, Page 688, in the Register's Office of Davidson County, Tennessee. Further being the the same property conveyed to Mark Kenneth Wright by Quitclaim Deed from Judy D. Wright, dated September 5, 1990, of record in Deed Book 8196, Page 478, in the Register's Office for Davidson County, Tennessee. Linda S. Wright herein joins to convey any and all rights and interest she may have, if any.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Book 547, Page 114, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Driveway Easement of record in Book 5523, Page 243, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1301 Shelton Avenue, Nashville, TN 37216
(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 my hand this 18th day of February, 2014.

Mark Kenneth Wright

Linda S. Wright

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mark Kenneth Wright and Linda S. Wright the bargainor(s), 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. Witness my hand this 18th day of February, 2014.

Notary Public




My Commission Expires:

5-3-16