WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140026349 DEEDWARR
Recvd: 04/21/14 08:04 2 pgs
Fees:13.00 Taxes:2442.00
20140421-0032507

R-VRES-14-2500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/20/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Jones and Rachel P. Wright	New Owner	
(NAME)	(NAME)	**104-15-0-477.00**
2500 West Linden Ave C		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **JUSTIN BERNARD WYATT, UNMARRIED AND JEFFREY M. CLARKE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MATTHEW JONES AND RACHEL P. WRIGHT, HUSBAND AND WIFE** 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. 2 on the Plan of Resubdivision of Lot No. 1 and part of Lot No. 2 on the Map of Sunset Park Subdivision of record in Instrument No. 20130627-0066366, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Curtis L. Fisher and wife, Rebekah E. Fisher by deed from James A. Terrell and wife, Pam Terrell of record in Instrument No. 20061218-0155745, Register's Office for Davidson County, Tennessee, dated December 11, 2006 and recorded on December 18, 2006. (Value of consideration shown in aforementioned deed $599,900.00)

Being the same property conveyed to Justin Bernard Wyatt Jeffrey M. Clarke by deed from Curtis L. Fisher and wife, Rebekah E. Fisher of record in Instrument No. 20130627-0066366 Register's Office for Davidson County, Tennessee, dated June 27, 2013 and recorded on June 27, 2013. (Value of consideration shown in aforementioned deed $660,000.00) Being also known as 2500 West Linden Ave C Nashville, TN 37212.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record as Instrument Number 20051102-0132721, Register's Office of Davidson County, Tennessee.
- Plan of record in Plat Book 332, Page 132, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2500 West Linden Ave C, Nashville, Tennessee 37212**.

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.

Witness my/our hand(s) this the 15th DAY OF APRIL, 2014.

Justin Bernard Wyatt

Jeffrey M. Clarke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN BERNARD WYATT, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2014.

Notary Public
My Commission Expires: 5/20/14
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY M. CLARKE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2014.

Notary Public
My Commission Expires: 5/20/14
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212