WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140049729 DEEDWARR
Recvd: 07/11/14 13:53 2 pgs
Fees: 13.00 Taxes: 917.60

20140711-0061355

BONNIE J. CLIFTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $248,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF JULY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-23-14

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6343 ZEBARI

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ashley Keese and Hamza Khalid Said	First Community Mortgage, Inc.	161-08-015.00
5226 Green Leaf Drive	275 Robert Rose Drive	
Nashville, TN 37211	Murfreesboro TN 37129	

FOR AND IN 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 ACKNOWLEDGE, WE,

GUY T. WRIGHT AND SHIRLEY C. WRIGHT, TRUSTEES FOR THE WRIGHT LIVING TRUST, DATED JANUARY 17, 2001

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ASHLEY KEESE AND NEJEER ZEBARI, HUSBAND AND WIFE, AS TENANTS BY THE ENIRETY, AND HAMZA KHALID SAID, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

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 2, FIRST REVISION RESUBDIVISION OF LOT 10 - KINGSWOOD PARK, as shown on plat of record in Instrument No. 20031023-0156745, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Jason E. Spain and Wife Christy W. Spain to Guy T. Wright and Shirley C. Wright, Trustees for Wright Living Trust as recorded on the 7th day of May, 2014 in Instrument No. 20140507-0038849 and Warranty Deed from Wright Living Trust to Jason E. Spain and wife, Christy W. Spain as recorded on the 22nd day of January, 2009 in Instrument No. 20090122-0005526, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION RESUBDIVISION OF LOT 10 - KINGSWOOD PARK, as recorded in Instrument Nos. 20031023-0156745, 20021119-0143002 and Plat Book 2900, Page 70, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2963, Page 153, Book 3030, Page 491, Book 3177, Page 227 and Book 11239, Page 249 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 5226 Green Leaf Drive, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Our hand on the 9th day of July, 2014.

Wright Living Trust, dated January 17, 2001

BY: Christy W. Spain

Christy W. Spain, Successor Trustee

**See Limited Designation of Successor Trustee recorded simultaneously herewith wherein the Trustees granted the requisite authority for Christy W. Spain as Successor Trustee to sign ontheir behalf. of record in Instrument No. 20140711-0061353 and Instrument No. 20140711-0061354, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Christy W. Spain, Successor Trustee of the Wright Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of July, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6343 ZEBARI

RECORD & RETURN TO:

~~VANDERPOOL, PEARMAN & DRUMWRIGHT~~

~~256 SEABOARD LANE, SUITE G104~~

~~FRANKLIN, TN 37067~~

Realty Title
206A Cool Spgs Blvd, Ste 106
Franklin, TN 37067