WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1199

NEW OWNER:

MARK A. WRIGHT & Belinda R. Wright
1306 10th Avenue North
Nashville, TN 37208

SEND TAX BILLS TO:
New Owners

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-0665

Map and Parcel 04900011700

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140058069 DEEDWARR
Recvd: 08/08/14 09:09 3 pgs
Fees:18.00 Taxes:42.55
20140808-0071435

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eleven Thousand Five Hundred and 00/100 Dollars ($11,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TIM DRIVER** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MARK A. WRIGHT and BELINDA R. WRIGHT, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, being Part of Lot No. 10 of Block "A" on the Plan of Jack Burton's Subdivision on Whites Creek Pike, not of record, according to a survey made by Campbell Land Surveying Company dated March 24, 1981, and being more particularly described as follows:

Beginning at a point in the center line of West Green Lane, formerly Smith Road, 50.00 feet east of the southeast corner of Lot 9, thence with the center of said Lane, eastwardly 50.00 feet, thence northwardly 190.00 feet more or less to the southwesterly line of Block "B"; thence with said line, North 30 deg. 24 min. West 10.00 feet, more or less, to the southeast corner of the property conveyed to C.T. Johnson and wife, by deed from B.C. Webb and wife, dated April 10, 1957; thence with Johnson's southerly line, westerly 40.00 feet more or less, to a point 50 feet east of the northeast corner of Lot 9 of Block "A"; thence South 3 deg. 23 min. West 200.00 feet to the point of beginning.

Being the same property conveyed to TIM DRIVER by Special Warranty Deed (Corporation) from Federal Home Loan Mortgage Corporation, dated May 15, 2009, and of record in Instrument No. 20090528-0048812, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS UNIMPROVED PROPERTY more commonly known as 624 W GREEN LANE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 6th day of August, 2014.

TIM DRIVER

BY: MICHAEL S. SMITH, Attorney in Fact, Pursuant to Power of Attorney of record in Instrument # 20140808-0071434, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MICHAEL S. SMITH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **TIM DRIVER** the within-named bargainor, as the free act and deed of the said **TIM DRIVER.**

WITNESS my hand and official seal at office, this 6th day of August, 2014.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$11,500.00.**

AFFIANT

Sworn to and subscribed to before me this 6th day of August, 2014.

NOTARY PUBLIC

My commission expires: 12/21/2015

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER