Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 14070042

STATE OF TENNESSEE }
COUNTY OF Wilson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12 DAY OF SEPT., 20 14.

NOTARY PUBLIC

My Commission expires: 6-18-18

CHRISTOPHER M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

| Address of New Owner | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Edward Miller and Nancy Miller, husband and wife<br>809 Denson Avenue<br>Madison, TN 37115 | Same | 052-05-0-205.00, |

## Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **G. Philip Anderson, Trustee, of the Wright Family Trust and the Wright Educational Trust, created under the terms of the Last Will and Testament of Alice I. Wright Docket No: 14P-554 Davidson County Probate Court,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Edward Miller and Nancy Miller, husband and wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being the southerly one-half of Tract #8 on the revised plan of Block "K" of Power & Roth's Subdivision of Madison Park, of record in Plat Book 974, page 38, Register's Office for Davidson County, Tennessee.

SAID southerly one-half of tract #8 fronts 62.5 feet on the east side of Denson Avenue and extends back between two parallel lines for a distance of 250 feet to a dead line in the rear, which measures 62.5 feet thereon.

Being the same property conveyed to FUSTON E. WRIGHT AND WIFE, ALICE I. WRIGHT, by deed from MARY MCABEE, UNMARRIED, of record in Book 6270, page 112, dated April 10, 1984, said Register's Office. The said Fuston E. Wright having predeceased the said Alice I. Wright (dod 03/26/2007). The said Alice I. Wright having since died on or about January 9, 2014. Under the terms of the Last Will and Testament of Alice I. Wright filed with the Davidson County Probate Clerk's Office as Docket No. 14P-554, property vested in John M. Rankin, Jr. as Trustee of the Wright Family Trust and also the Wright Educational Trust. The said John M. Rankin, Jr. having predeceased Alice I. Wight, the terms of above referenced Last Will and Testament provided for G. Philip Anderson to serve as Successor Trustee. Tenn-care release was obtained on or about 05/27/2014.

BILL GARRETT, Davidson County
Trans:T20140069066 DEEDWARR
Recvd: 09/16/14 10:32 3 pgs
Fees:18.00 Taxes:336.70
20140916-0084710

Mark Wright joins in said conveyance as the Administrator CTA of said estate and for the purpose of consenting to same free from the claims of the Estate if any.

This is improved property generally located:
809 Denson Avenue, Madison, TN 37115

**SUBJECT TO THE FOLLOWING:**

1. 2014 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 974, page 38, said Register's Office.

**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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **G. Philip Anderson** has/have caused this instrument to be executed, this the 8th day of September 20 14.

G. Philip Anderson

**G. Philip Anderson**

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **G. Philip Anderson, Trustee, of the Wright Family Trust and the Wright Educational Trust, created under the terms of the Last Will and Testament of Alice I. Wright Docket No: 14P-554 Davidson County Probate Court,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 8 day of Sept., 2014.

My commission Expires: 3-8-16

Sally Elpers
NOTARY PUBLIC

SALLY ELPERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, **Mark Wright, Administrator CTA of the Estate of Alice I. Wright,** has/have caused this instrument to be executed, this the 12 day of Sept 2014.

Mark A. Wright ADMINISTRATOR

**Mark Wright**
**Administrator CTA of Estate of Alice I. Wright**

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Mark Wright, Administrator CTA of the Estate of Alice I. Wright,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 12 day of Sept, 2014.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER McCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY