BILL GARRETT, Davidson County
Trans:T20140070666 DEEDWARR
Recvd: 09/22/14 10:34 3 pgs
Fees:18.00 Taxes:325.60
20140922-0086604

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0376HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Sinclair Wright
Affiant

ANGELA A RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 20, 2018

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of September, 2014

Notary Public
Commission Expires: 3/20/2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sinclair Wright 333 E. Trinity Lane Nashville, TN 37206	Owner	071.08-0-079.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Country Villages Development, Inc., a Tennessee Corporation

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sinclair Wright, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 333 E. Trinity Lane, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of September, 2014.

Country Villages Development, Inc.

Wilma Gail Forsythe
Wilma Gail Forsythe, President

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilma Gail Forsythe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that she executed the within instrument for the purposes thein contained, and who further acknowledged that she is the President of Country Villages Development, Inc., and that she is authorized by Country Villages Development, Inc., to execute this instrument on its behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 12th day of September, 2014.

Notary Public
My Commission Expires: 3/20/2018

(Notary Seal)



EXHIBIT "A"

All that certain lot or parcel of land situated in Davidson County, Tennessee, State of Tennessee, known and described as being the easterly 60 feet of Lot No. 7 on the plat of J. B. Haynie's Oriental Subdivision, as recorded in Book 161, pages 26 and 27, Register's Office for said County.

Said part of Lot No. 7 fronts 50 feet on the northerly side of Trinity Lane, formerly Countess Street, and runs back between parallel lines, 143 ½ feet an alley.

Included in the above description, but specifically excluded therefrom is that portion described in the Deed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8296, page 424, said Register's Office, as follows:

RIGHT-OF-WAY: Beginning at a point on the existing northerly right-of-way margin of Trinity Lane, said point being the southeasterly corner of the Woodrow W. Crutcher, Et Ux property and being held in common with James G. Williams, Et Ux property, proceed along the existing northerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 11484.16 feet, and a length of 50.06 feet, a back tangent bearing of N 86 deg. 39' 50" W to a point, said point being the southwesterly corner of the Woodrow W. Crutcher, Et Ux property and being held in common with James G. Williams, Et Ux property; thence along the westerly Woodrow W. Crutcher property boundary held in common with James G. Williams, Et Ux property N 5 deg. 57' 34" E, 5.01 feet, to a point; thence leaving the westerly Woodrow W. Crutcher, Et Ux property boundary in an easterly direction with a curve to the right having a radius of 11489.16 feet, a back tangent bearing of S 86 deg. 54' 44" E, and a length of 50.06 feet, to a point on the easterly Woodrow W. Crutcher, Et Ux property boundary held in common with James G. Williams, Et Ux property; thence along the easterly Woodrow W. Crutcher property boundary held in common with James G. Williams property S 5 deg 57' 34" W, 5.01 feet, to the point of beginning,

Being the same property conveyed to Country Villages Development, Inc. from William Timothy Hill, Substitute Trustee, by deed of record as Instrument No. 20030812-0115103 and re-recorded as Instrument No. 20030911-0133621, Register's Office for Davidson County, Tennessee.