File BOX 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091997**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 24th day of October, 2014. Notary Public My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 2017

BILL GARRETT, Davidson County
Trans:T20140081242 DEEDWARR
Recvd: 10/28/14 14:28 2 pgs
Fees:13.00 Taxes:1165.50
20141028-0099454

WARRANTY DEED

Address New Owner: Jeremiah Weeden-Wright and Stephanie Weeden-Wright 1033 Percy Warner Blvd Nashville TN 37205	Send Tax Bills To: Farmington Mortgage 2002 Richard Jones Rd STe 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 12908002800

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 of which is hereby acknowledged, **Mary V. Ayers, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremiah Weeden-Wright and Stephanie Weeden-Wright, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Warner Park Valley, Section 1 of record in Book 3600, pages 12, 13 and 14, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary V. Ayers, unmarried by Warranty Deed from Ruth V. Richards, unmarried, dated October 23, 2002 and recorded on November 7, 2002 of record in Doc. No. 20021107-0137278, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600, pages 12, 13 and 14, said Register's Office, which Plan shows a 30 foot minimum building setback line from Edwin Warner Drive and Percy Warner Boulevard, and an easement for public utility purposes along the northerly rear corner of said lot. And a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot.

This is improved property located at 1033 Percy Warner Blvd Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of October, 2014.

Mary V. Ayers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary V. Ayers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018