WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089653 DEEDWARR
Recvd: 12/01/14 10:23 2 pgs
Fees:13.00 Taxes:1147.00
20141201-0109755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 5.2.16

(AFFIX SEAL)

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Homes by Larsson, Inc.	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
2204 Sadler Avenue		**129-4-70**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JEWEL MONCRIEF WRIGHT, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOMES BY LARSSON, INC., A TENNESSEE CORPORATION,,** 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 No. 50 on the Plan of West Meade Farms, Section 3, of record in Book 1835, page 4, Register's Office for Davdison County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said property.

BEING the same property conveyed to John D. Wright and wife, Jewel Moncrief Wright by Warranty Deed from Fred L. Klausmeier and wife, Cyanna P. Klausmeier, filed for record on April 9, 1951, in Book 1969, page 375, Register's Office for Davidson County, Tennessee. The said John D. Wright having died December 24, 2004, thereby vesting title as Jewel Moncrief Wright, surviving tenant by the entirety.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1835, page 4,, said Register's Office.

unimproved

This is improved x property, known as **131 Allendale Drive, Nashville, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 my hand this 19th day of November, 2014.

Jewel Moncrief Wright by John Dayton Wright, Jr. AIF

Jewel Moncrief Wright by John Dayton Wright, Attorney in fact

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of November, 2014, before me personally appeared **JOHN DAYTON WRIGHT, JR.,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **JEWEL MONCRIEF WRIGHT**, and who acknowledged that he executed the same as the free act and deed of **JEWEL MONCRIEF WRIGHT.**

Witness my hand and official seal at Nashville, Tennessee this 19th day of November, 2014.

Commission expires:



Robert L. Scruggs

Notary Public