BILL GARRETT, Davidson County
Trans:T20150024436 DEEDWARR
Recvd: 04/02/15 13:29 2 pgs
Fees:13.00 Taxes:1572.50

20150402-0028873

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley R. Wolfson, an unmarried person	First Community Mortgage, Inc. (NAME)	10415034000
2120 Westwood Avenue (ADDRESS)	245 Heritage Park Drive (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lida Alene Wright Miller and Joel Lankford Wright, Co-Executors of the Estate of Lila M. Wright, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bradley R. Wolfson, an unmarried person, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 60 FEET OF THE WESTERLY 80 FEET OF LOT NO. 65 ON THE PLAN OF BELAIR, AS OF RECORD IN BOOK 332, PAGE 6, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF WESTWOOD AVENUE AT A POINT 120 FEET EASTERLY FROM THE EASTERLY MARGIN OF 24TH AVENUE SOUTH, FORMERLY ROSE AVENUE; THENCE NORTHERLY PARALLEL WITH AND 120 FEET EASTERLY FROM THE EASTERLY FROM THE EASTERLY MARGIN OF ROSE AVENUE 185 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY, EASTERLY 60 FEET; THENCE SOUTHERLY PARALLEL WITH THE FIRST LINE 185 FEET TO THE NORTHERLY MARGIN OF WESTWOOD AVENUE; THENCE WITH THE NORTHERLY MARGIN OF SAID AVENUE WESTERLY 60 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO R. B. WRIGHT AND WIFE, LILA WRIGHT BY WARRANTY DEED FROM ALEEN RICE, OF RECORD AT BOOK 3247, PAGE 15, SAID REGISTER'S OFFICE. THE SAID R. B. WRIGHT PREDECEASED AND WAS SURVIVED BY HIS WIFE LILA WRIGHT. THE SAID LILA WRIGHT SINCE DIED TESTATE AND HER ESTATE WAS ADMINISTERED BY THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, IN THE CASE OF LILA M. WRIGHT, DECEASED, CASE 15P-629. BY ORDER ENTERED MARCH 25, 2015 IN SAID CASE, THE WITHIN PROPERTY WAS ORDERED TO BE ADMINISTERED AS PART OF THE PROBATE ESTATE AND CO-EXECUTORS LIDA ALENE WRIGHT MILLER AND JOEL LANKFORD WRIGHT WERE ORDERED TO MAKE AND COMPLETE THE WITHIN CONVEYANCE, THEIR SIGNATURES AS EXECUTORS BEING "EFFECTIVE TO BIND THE ESTATE AND ALL THOSE CLAIMING THEREUNDER AS THE ACT OF THE COURT." LILA WRIGHT AND LILA M. WRIGHT WERE ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2120 Westwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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/our hand(s) this 31st day of March, 2015.

Estate of Lila M. Wright

BY: Lida Alene Wright Miller
Lida Alene Wright Miller

BY: Joel L Wright
Joel Lankford Wright

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lida Alene Wright Miller and Joel Lankford Wright, Co-Executors of the Estate of Lila M. Wright, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2015.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/2/18

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072