BILL GARRETT, Davidson County
Trans:T20150026901 DEEDWARRSP
Recvd: 04/10/15 11:55 3 pgs
Fees:18.00 Taxes:872.50
20150410-0031662

This Instrument Prepared By:
Steven K. Wood
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Richard D. Wright 6324 Canterbury Close Brentwood, TN 37027	Richard D. Wright 6324 Canterbury Close Brentwood, TN 37027
Map & Parcel No.: 172 06 0 016.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **PATRICK L. WEDDLE AND SANDRA G. WEDDLE, HUSBAND AND WIFE,** ("Grantors"), have bargained and sold and do hereby transfer and convey unto **RICHARD D. WRIGHT**, ("Grantee"), his heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section Two, Harvard Estates, of record in Plat Book 4675, page 61, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.
>
> Being the same property conveyed to Patrick L. Weddle and Sandra G. Weddle, husband and wife, by deed from Roderick Uphoff and wife, Lois E. Uphoff of record in Instrument Number 20071001-0116079, Register's Office for Davidson County, Tennessee.

This property is improved and is located at 5048 Marc Drive, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his heirs and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple and have a good right to sell and convey the same.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantors, but no further or otherwise, subject to all restrictions,

easements, zoning and planning ordinances, and health department regulations that may affect the premises.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 24th day of April, 2015.

PATRICK L. WEDDLE

SANDRA G. WEDDLE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said State and County, **PATRICK L. WEDDLE**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 24th day of April, 2015.

Notary Public

My Commission Expires:

My Commission Expires JAN. 9. 2016

SUSAN SAUMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said State and County, **SANDRA G. WEDDLE**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 24th day of April, 2015.

Notary Public

My Commission Expires:

My Commission Expires JAN. 9, 2016

SUSAN SAUMS STATE OF TENNESSEE NOTARY PUB

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $235,810.00.

AFFIANT

Subscribed and sworn to before me this 4th day of April, 2015.

NOTARY PUBLIC

My Commission Expires:

May 8, 2017

CYNTHIA TIPLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017