Prepared by:
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Attorney at Law
102 N. Main
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File: 15050017

LEWIS BRONER McCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Kara Kraut
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15 DAY OF May, 2015.

NOTARY PUBLIC

My Commission expires: 8/27/18

Address of New Owner
Thomas S. Scott and Sandra Kay Scott, husband and wife
712 Coggin Pass
Madison, TN 37115

Send Tax Bills To:
Same

Tax Information:
052-12-038.00

BILL GARRETT, Davidson County
Trans:T20150038213 DEEDWARR
Recvd: 05/18/15 09:57 2 pgs
Fees:13.00 Taxes:610.50
20150518-0045268

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Bruce Wright, Substitute Trustee of the of the Wright Family Trust and the Wright Educational Trust, created under the terms of the Last Will and Testament of Alice I. Wright Docket No: 14P-554 Davidson County Probate Court,** hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **Thomas S. Scott and Sandra Kay Scott, husband and wife,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15, as shown on the map entitled the Plan of Marlin Meadows, Section 2, of record in Plat Book 1835, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fuston E. Wright and wife, Alice I. Wright, by Warranty deed from Thomas W. Batey and wife, Nancy E. Batey, dated 11/07/63 and record on 11/08/63 in Book 3646, Page 179, Register's Office for Davidson County, Tennessee. The said Fuston E. Wright having predeceased the said Alice I. Wright (dod 03/26/2007). The said Alice I. Wright having since died on or about January 9, 2014. Under the terms of the Last Will and Testament of Alice I. Wright filed with the Davidson County Probate Clerk's Office as Docket No. 14P-554, property vested in John M. Rankin, Jr. as Trustee of the Wright Family Trust and also the Wright Educational Trust. The said John M. Rankin, Jr. having predeceased Alice I. Wright, the terms of above referenced Last Will and Testament provided for G. Philip Anderson to serve as Successor Trustee. By notice dated October 29, 2014 G. Philip Anderson resigned as Trustee and appointed under the authority of the Last Will and Testament of Alice I. Wright, Bruce Wright as Substitute Trustee of said trusts.

This is improved property generally located:
712 Coggin Pass, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2015 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 1835, Page 127, said Register's Office.

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. I/We do covenant with said Grantees that I/We are/am lawfully seized and possessed of

said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Mark Wright joins in said conveyance as the Administrator CTA of said estate and for the purpose of consenting to same free from the claims of the Estate if any.

IN WITNESS WHEREOF, **Bruce Wright, Substitute Trustee** has caused this instrument to be executed, this the 15 day of MAY, 2015.

Bruce Wright, Substitute Trustee
of the of the Wright Family Trust and the Wright Educational Trust

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Bruce Wright, Substitute Trustee of the of the Wright Family Trust and the Wright Educational Trust, created under the terms of the Last Will and Testament of Alice I. Wright Docket No: 14P-554 Davidson County Probate Court,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 15 day of MAY, 2015.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER McCOY CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC

IN WITNESS WHEREOF, **Mark Wright, Administrator CTA of the Estate of Alice I. Wright,** has caused this instrument to be executed, this the 15 day of MAY, 2015.

Mark Wright
Administrator CTA of Estate of Alice I. Wright

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Mark Wright, Administrator CTA of the Estate of Alice I. Wright,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 15 day of MAY, 2015.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER McCOY CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC