BILL GARRETT, Davidson County
Trans:T20150057436 DEEDWARR
Recvd: 07/15/15 12:51 3 pgs
Fees:18.00 Taxes:259.00
20150715-0069009

# *WARRANTY DEED*

| Name and Address of Property Owner | Send Tax Bills To: | Map & Parcel Numbers: |
|---|---|---|
| Scott V. and Beverly Wright | Scott V. Wright | Map#142-4-O-A-124-CO |
| 1720 South Daytona Avenue | 1720 South Daytona Avenue | Group: |
| Flagler Beach, Florida 32136 | Flagler Beach, Florida 32136 | Parcel: |

*FOR AND IN CONSIDERATION* of the sum of $10.00 and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

*TOBY BOWKER, a single person, of Old Hickory Blvd., Nashville, Tennessee 37221,* hereinafter called the *GRANTOR,* has bargained and sold, and by these presents does transfer and convey unto:

*SCOTT V. WRIGHT and wife, BEVERLY WRIGHT, of* 1720 South Daytona Avenue, **Flagler Beach, Florida 32136;** hereinafter called the *GRANTEES,* as joint tenants with right of survivorship, their heirs and/or assigns, a certain tract or parcel of land and being *Map No. 142-4-O-A-124-CO,* located in *DAVIDSON COUNTY* and described as follows, to-wit:

**Being Unit No. 124 in a Horizontal Property Regime located on the Plat of Belle Forest, of record in Book 5200, Page 167, Register's Office for said County, to which reference is hereby made for a more complete description of said unit.**

**Being the same lands conveyed by Warranty Deed from Scott V. Wright and wife, Beverly S. Wright to Toby Bowker, single, dated the 7th day of April, 2006 and of record in record in Instrument# 20060411-0041700 in the Davidson County Register of Deed's Office.**

**Subject to any and all plats, easements, restrictions and other matters of record.**

**Taxes and assessments for the year 2014 and subsequent years.**

**Subject to conditions, easements, restrictions and/or building set back lines that appear on the plat of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee.**

**Easement set forth in the instrument recorded in Book 5074, Page 945, Register's Office for Davidson County, Tennessee.**

**This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessments contained in DCCR's/Master Deed.**

**Master Deed of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee.**

**2015 Davidson County taxes, not yet due and payable.**

**The above legal description is the same as that contained in that previous deed of record.**

**This is improved property, known as: 214 Old Hickory Blvd., Unit #124, Nashville, Tennessee 37221**

**TO HAVE AND TO HOLD** unto *Grantees, SCOTT V. WRIGHT and wife, BEVERLY S. WRIGHT, as joint tenants with right of survivorship,* and *Grantee's* heirs, executors, administrators, successors and assigns forever; subject however to the restrictions, easements and other conditions hereinbove contained.

*Grantor* covenants with said *Grantees* that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise set out herein. *Grantor* does further covenant and bind himself; his heirs and representatives to warrant and forever defend the title to 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, and the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands on this 2nd day of July, 2015.

*TOBY BOWKER, Grantor*

STATE OF Kentucky )
:SCT.
COUNTY OF Calloway

I, Michelle Lynn Orr, Notary Public of the County aforesaid, do hereby certify that the foregoing Warranty Deed was duly acknowledged and sworn to before me in said County by **Toby Bowker, single,** to be his free act and deed, all of which is certified to the proper office for record.

Given under my hand this 2nd day of July, 2015.

Notary Public, [signature]
My Comm Expires: 7-12-18

State of Florida
County of Flagler

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $70,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Scott V. Wright
**Affiant - Scott V. Wright, married**

Beverly S. Wright
**Affiant -Beverly S. Wright, married**

Subscribed and sworn to before me this 1st day of July, 2015.

Notary Public, [signature]
My Comm Expires: [signature]

SHERI COBB
Notary Public - State of Florida
My Comm. Expires Jul 22, 2017
Commission # FF 034231
Bonded Through National Notary Assn.

INSTRUMENT PREPARED BY:

[signature]
JASON G. HOWELL
Attorney at Law
603 Main Street
Murray, KY 42071

Docs/Misc Docs/Wright, Scott/TN Deed - 6466