BILL GARRETT, Davidson County
Trans:T20150075751 DEEDWARR
Recvd: 09/04/15 12:31 2 pgs
Fees:13.00 Taxes:1990.60
20150904-0090468

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Meera R. Wright et vir
2713 Woodlawn Drive
Nashville, Tennessee 37212

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Suntrust Mortgage Inc.
901 Semmes Avenue
Richmond, VA 23224

Map/Parcel
#104-15-411

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **R. Davis Mello and wife, Kersta Mello,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Meera R. Wright and Jesse P. Wright, wife and husband,** 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. 8 AND THE WESTERLY 6 1/4 feet of Lot No. 7 on the Plan of Subdivision of Lots No. 12, 13, 14 and 15, of Belair as shown by plat and survey of record in Plat Book 547, page 96, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to R. Davis Mello and spouse, Kersta Mello by Warranty Deed dated March 23, 2012, from Daniel L. Murphy, unmarried, of record in Instrument #20120402-0027364, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **2713 Woodlawn Drive, Nashville, Tennessee 37212.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 31st day of August, 2015.

R. Davis Mello

Kersta Mello

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, R. Davis Mello and wife, Kersta Mello, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of August, 2015.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $538,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of August, 2015.

NOTARY PUBLIC

My Commission Expires: Nov 5, 2016

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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