WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150081638 DEEDWARR
Recvd: 09/25/15 08:37 3 pgs
Fees:18.00 Taxes:592.00
20150925-0097491

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2015

Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Superior Development, LLC	Superior Development, LLC	Parcel ID:
917 Elvira Avenue	917 Elvira Avenue	07206010200
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Elizabeth P. Wright, Ronnie Lee Wright, Michael Eugene Wright, Nathan Lee Wright, Donnell Wright, Lonnell Wright, Angie Lee Fitzpatrick, James Leonard Wright, Jr., and Terrance Jarrod Banks, Heirs of the Estate of James L. Wright

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Superior Development, LLC
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:

Being the westerly 50 feet on the Southerly 180 feet of Lot No. 16 on the Plan of C.W. Waller's Subdivision of the John D. Anderson Home Place, as of record in Plat Book 421, Page 35, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James L. Wright by deed from Robert A. McKee, of record in Instrument 20020418-0048024, dated April 12, 2002, Register's Office for said County The said James L. Wright died intestate on February 25, 2014, leaving as Sole Heirs the Grantors herein. See Affidavits of Heirship of record in Instrument 20150925-0097489 and Instrument 20150925-0097490, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 421, Page 35, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 917 Elvira Avenue, Nashville, TN 37216

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 our hands this 22nd day of September, 2015.

Elizabeth P. Wright
Elizabeth P. Wright

Ronnie Lee Wright
Ronnie Lee Wright

Michael Eugene Wright
Michael Eugene Wright

Nathan Lee Wright
Nathan Lee Wright

Donnell Wright
Donnell Wright

Lonnell Wright
Lonnell Wright

Angie Lee Fitzpatrick
Angie Lee Fitzpatrick

James Leonard Wright Jr
James Leonard Wright, Jr.

Terrance Jarrod Banks
Terrance Jarrod Banks

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared ~~Elizabeth~~ Lonnell before me, the undersigned, a Notary Public in and for said County and State, the Donnell within named Elizabeth P. Wright, Ronnie Lee Wright, Michael Eugene Wright, Nathan Lee Wright, ~~Donelle~~ Wright, ~~Lonelle~~ Wright, Angie Lee Fitzpatrick, and James Leonard Wright, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. and Terrance Jarrodd Banks

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of September, 2015.

My Commission Expires: 3/10/19

Notary Public

~~STATE OF TENNESSEE~~
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~the~~ within named, Mary Anna Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Terrances Jerrod Banks as his/her/their Attorney in Fact as the free act and deed of the within named Terrances Jerrod Banks.

Witness my hand and official seal at Nashville, Tennessee the 22nd day of September, 2015.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Terrance Jarrod Banks, 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.

Witness my hand and official seal at office, this 22nd day of September, 2005.

My commission expires: 3/10/19

Notary Public

