THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20150087192 DEEDWARR Recvd: 10/13/15 13:27 2 pgs Fees:13.00 Taxes:1202.50 20151013-0104165	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $325,000.00 Affiant Subscribed and sworn to before me, this 13 day of October 2015. Notary Public My Commission Expires: 6/19/18 SHELBY LAMBERT NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Emily F. Wright and Jonathan K. Wright 1402 Franklin Avenue Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-05-0-371.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREGORY G. FLETCHER, SURVIVING SPOUSE OF CAROLYN M. FLETCHER,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **EMILY F. WRIGHT AND JONATHAN K. WRIGHT, WIFE AND HUSBAND** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being parts of Lots Nos. 4 and 5 of Block 1 on the corrected Plan of T.P. Weakley's Subdivision, of record in Book 421, Page 50, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of North 14th Street at the northwest corner of the property conveyed to Robert Lane Lovelace, et ux, by deed of record in Book 1285, Page 151, Registers Office for Davidson County, Tennessee, said point being 72.0 feet South of the South margin of Seymore Avenue, formerly Franklin Avenue; thence along Lovelace's North line, eastwardly 111.0 feet to a point on the West line of the property conveyed to Bertha Zeitlin Reiser, by deed of record in Book 1031, Page 229, Register' s Office for said county, thence along Reisers westerly line, northwardly 69.5 feet, more or less, to the South margin of Seymore Avenue; thence with the margin of same, westwardly 97.2 feet to the southeast intersection of the same with North 14th Street; thence with the margin of North 14th Street, southwardly 72.0 feet to the point of beginning.

Being the same property conveyed to GREGORY G. FLETCHER AND CAROLYN M. FLETCHER, HUSBAND AND WIFE, by deed from KIMBERLY K. EWELL, UNMARRIED, of record in Instrument No. 20120510-0040703, dated May 4, 2012, said Register's Office. Said CAROLYN M. FLETCHER having since died on or about Janaury 11, 2015, leaving GREGORY G. FLETCHER, AS SURVIVING TENANT BY THE ENTIRETY.

This is improved property commonly known as: **1402 Franklin Avenue, Nashville, TN 37206**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of October, 2015.

GREGORY G. FLETCHER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **GREGORY G. FLETCHER** 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 day of October, 2015.

Notary Public
My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

MY COMMISSION EXPIRES
OCTOBER 14, 2015