WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160000382 DEEDWARR
Recvd: 01/04/16 13:48 2 pgs
Fees:13.00 Taxes:777.00
20160104-0000407

O-SRE-15-515-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Forrest B. Gray	New Owner	
(NAME)	(NAME)	**083-06-0-367.00**
515 N. 17th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **GEORGE WRIGHT, III, TRUSTEE OF THE TOMMY WRIGHT AND RANDY WRIGHT SPECIAL NEEDS TRUST AND GEORGE WRIGHT, III AND JUDY KELLY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FORREST B. GRAY, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of W. L. Horn's Spout Spring Addition of record in Plat Book 57, Page 106, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the easterly margin of North 17th Street, 215 feet south of the southerly margin of Eastland Avenue; thence easterly parallel to Eastland Avenue 111 feet to a point; thence southerly 45 feet to a point; thence westerly 111 feet to the easterly margin of North 17th Street; thence with the margin of the same northerly 45 feet to the point of beginning.

Being the same property conveyed to George Wright and wife, Marguerite S. Wright by Warranty deed from George Wright, III and wife, Lydia E. Wright of record in Book 5624, page 492, Register's Office for Davidson County, Tennessee, dated July 11, 1980 and recorded on July 15, 1980. The said George Wright died April 19, 1992, leaving Marguerite S. Wright aka Marguerite Jewell Wright as tenant by the entirety. The said Marguerite S. Wright aka Marguerite Jewell Wright died testate February 7, 2015, her estate having been probated in Docket No. 15P-367.

Being the same property conveyed to George Wright III (1/4 undivided interest), Judy Kelly (1/4 undivided interest), George Wright, III, Trustee of the Randy Wright and Tommy Wright Special Needs Trust (1/2 undivided interest), as tenants in common by Quitclaim deed from George Wright, III, Executor of the Estate of Marguerite Jewell Wright, deceased of record in Instrument No. 20150911-0092633 Register's Office for Davidson County, Tennessee, dated September 9, 2015 and recorded on September 11, 2015.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 106, Register's Office for Davidson County, Tennessee.
- Joint Driveway Easement of record in Book 971, Page 551, in the Register's Office for Davidson County, Tennessee.
- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **515 N. 17th Street , Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 31st DAY OF DECEMBER, 2015.

George Wright, III, Trustee of the Tommy Wright and Randy Wright Special Needs Trust

George Wright, III, Trustee

George Wright, III

Judy Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE WRIGHT, III, TRUSTEE of GEORGE WRIGHT, III, TRUSTEE OF THE TOMMY WRIGHT AND RANDY WRIGHT SPECIAL NEEDS TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE WRIGHT, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDY KELLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212