BILL GARRETT, Davidson County
Trans:T20160024877 DEEDWARR
Recvd: 03/28/16 15:42 3 pgs
Fees:18.00 Taxes:584.60
20160328-0029067

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
16-0089

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Denton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Lucile Wright by Eileen Q. Robert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of March, 2016

Notary Public
Commission Expires: 2-13-20

SHEENA BARRIENTOS
Notary Public
State of Texas
ID # 12482566-2
Comm. Expires 02-13-2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Benjamin S. McCreary 2732 McKeige Drive Nashville, TN 37204 37214	Metropolitan Bank and/or Mortgage Electronic Registration Systems, Inc. their respective successors and	096-09-0-099.00

WARRANTY DEED

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, I/WE,

Lucile Wright, an unmarried woman,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin S. McCreary

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 "Revised Lot No. 15 & a Tract Marked Reserved Parcel "A" on the Plan of Perry Heights" as shown on plat of record in Instrument Number 20010727-0080060 (which revised subject property as shown on prior plat in Plat Book 2900, Page 18), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lucile Wright for Life with a Remainder in Ronald J. Qualls, Stephen D. Qualls and Eileen Q. Roberts, by Warranty Deed from Carolyn Wood and Mark Merryman, dated 2/28/01 and recorded 3/12/01 in Instrument Number 20010312-0023572, Register's Office for Davidson County, Tennessee. The said Ronald J. Qualls having since died intestate on May 2, 2015, and pursuant to Affidavit of Heirship dated 2/22/16 and recorded 2/26/16 in Instrument Number 20160226-0018390, his heirs at law are Edward J. Qualls, Rebekah M. Qualls (now known as Rebekah M. (Qualls) Richards, and Jonathan D. Qualls. The said Edward J. Qualls having since conveyed his interest in subject property to Lucile Wright by Quitclaim Deed, dated 2/23/16 and recorded 2/26/16, in Instrument Number 20160226-0018393; the said Rebekah M. (Qualls) Richards having since conveyed her interest in subject property to Lucile Wright by Quitclaim Deed, dated 2/24/16 and recorded 2/26/16, in Instrument Number 20160226-0018292; the said Jonathan D. Qualls having since conveyed his interest in subject property to Lucile Wright, by Quitclaim Deed dated 2/19/16 and recorded 2/26/16, in Instrument Number 20160226-0018394; the said Stephen D. Qualls having since conveyed his interest in subject property to Lucile Wright, by Quitclaim Deed dated 2/19/16 and recorded 2/26/16, in Instrument Number 20160226-0018395; and the said Eileen Q. Roberts having since conveyed her interest in subject property to Lucile Wright by Quitclaim Deed, dated 2/19/16 and recorded 2/26/16, in Instrument Number 20160226-0018391; all of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2732 McKeige Drive, Nashville, TN 37204. 37214 (2)

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of March, 2016.

Lucile Wright
Lucile Wright

By: Eileen Q. Roberts
Eileen Q. Roberts, her Attorney-in-Fact

STATE OF Texas
COUNTY OF Denton

Personally appeared before me, the undersigned notary public, **Eileen Q. Roberts** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Lucile Wright** and acknowledged that she executed the same as the free act and deed of the said **Lucile Wright**.

Witness my hand and official seal at Little Elm, Texas, this 4th day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 2-13-20

SHEENA BARRIENTOS
Notary Public
State of Texas
ID # 12482566-2
Comm. Expires 02-13-2020

AFFIDAVIT AND INDEMNITY AGREEMENT
AS TO DEBTS, LIENS AND CLAIMS

STATE OF Texas
COUNTY OF Denton

I/We, Lucile Wright for Life with a Remainder in Ronald J. Qualls, Stephen D. Qualls and Eileen Q. Roberts, the undersigned, hereinafter the Owner, being duly sworn, deposes and states as follows:

1. Owner is the vested titleholder of the real property located at 2732 McKeige Drive Nashville TN, 37204, hereinafter the Property, and makes the statements herein relative to the closing of either the sale or refinancing of the Property.

2. There are no unpaid debts for any labor, services, supplies, materials, goods or products which have been performed, delivered, used or installed at or to the Property which may at any time constitute a lien on the Property, except for the unpaid debts which are set out on the settlement statement of this same date either prepared by Tennessee Title Services, LLC, or another closing company handling the interests of the purchaser of the Property, as applicable.

3) There are no loans or liens, either recorded or unrecorded, including but not limited to Federal, State or County Liens, Judgment Liens, Financing Statements, Deeds of Trust or Assessment Liens of any kind affecting the Property except for that which is set forth on said settlement statement. Furthermore, upon closing this transaction consistent with said settlement statement, there are no currently due but unpaid taxes or assessments or homeowner's association (HOA) fees or HOA assessments or HOA dues of any nature. Owner does not know of any future government or HOA assessments of any kind pertaining to the Property.

4) There are no claims of any interests of any nature in the Property, whether recorded or unrecorded, being made or held by any third party, as, for instance, a leasehold tenant or life tenant or an adverse possessor. Furthermore, to the best of Owner's knowledge,

a) all building and improvements are located inside the boundaries of the Property and the Property, including without limitation all improvements thereon, is in compliance with all applicable zoning laws and ordinances, and no part of any improvement that does not belong to Owner encroaches, either in whole or in part, onto the Property; and
b) there are no violations of any covenants, setback lines or restrictions and there are no boundary line disputes pertaining to the Property.

5) No one or more of the undersigned is a party to any bankruptcy proceeding, legal action or other proceeding that might affect the Property nor is the Property the subject of or in any way affected by any bankruptcy proceeding, tax sale, legal action or other proceeding.

6) Should the subject closing involve the issuance of an enhanced owner's title insurance policy, then Owner further deposes and states that the Property has:

a) a single family house/condominium with no separate building, garage or apartment used as a second residence; and
b) actual pedestrian and vehicular access based on a legal right of access to the Property.

INDEMNITY: Owner, and each of them, agrees to pay on demand, jointly and severally, to Tennessee Title Services, LLC, its successors or assigns, or the title insurance underwriter used in this transaction, to Owner's lender, if applicable, or to the purchaser, if applicable, and/or their lender, if any, all amounts which any of them may pay or become liable to pay, including but not limited to interest, court costs and attorneys' fees, by reason of any inaccuracies contained herein.

Owner realizes that the closing agent, title underwriter, attorneys, purchasers and lender involved in this transaction are relying on the accuracy of the representations contained herein in conducting and completing the closing, insuring title and preparing documents and would not conduct the closing, insure the title or prepare the documents unless such representations were made and such indemnity was given.

Lucile Wright by Eileen Q. Roberts

Lucile Wright by Eileen Q. Roberts, as
Attorney in Fact

Sworn to and subscribed before me this 4th day of March, 2016.

SHEENA BARRIENTOS
Notary Public
State of Texas
ID # 12482566-2
Comm. Expires 02-13-2020

Notary Public

My commission expires: 2-13-20