BILL GARRETT, Davidson County
Trans:T20160028143 DEEDWARR
Recvd: 04/07/16 08:26 2 pgs
Fees:13.00 Taxes:1184.00
20160407-0033214

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of April, 2016, by and between Spencer Yu-Jen Wang, married, party of the first part, and Anna Grace Parham Wright and Zachary K Wright, wife and husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Thousand Oaks Estates, as of record in Plat Book 3700, Pages 82 and 83, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being all or part of the same property conveyed to Spencer Yu-Jen Wang by virtue of that certain Warranty Deed dated March 16, 2015, at Instrument No. 20150317-0022580 in the Register's Office of Davidson County, Tennessee. **Seller warrants that this property has not been used as his primary residence and has been used for investment purposes only. **

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 3700, Pages 82 and 83 and Book 4056, Page 371 and Book 4072, Page 318 in said Register's Office, Tennessee; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Spencer Yu-Jen Wang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Spencer Yu-Jen Wang, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of April, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Anna Grace Parham Wright and Zachary K Wright

Tax Parcel No

11414001700

Property Address:

329 Forrest Valley Dr
AKA 201 Forrest Valley Circle,
Nashville, TN 37209

MAIL TAX
BILLS TO: Farmington Mortgage, A Div of Capstar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $320,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Anna Grace Parham Wright
AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of April, 2016.

Susan Frensley Newton
Notary Public

My Commission Expires: 9-11-17



MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017