BILL GARRETT, Davidson County
Trans:T20160031334 DEEDWARR
Recvd: 04/18/16 11:12 2 pgs
Fees:13.00 Taxes:2312.50
20160418-0037011

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $625,000.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2016. Notary Public My commission expires: 8.21.17

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
J. Douglas Wright, Jr., Trustee	Douglas Wright, Jr.	131-04-0-113-00
1100 Woodvale Drive	P.O. Box 150669	
Nashville, TN 37204-3941	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Virginia R. Studer, Trustee of the Virginia R. Studer Living Trust Dated July 26, 2011

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

J. Douglas Wright, Jr., Trustee of the J. Douglas Wright, Jr. Revocable Trust dated June 28, 2007, a one-half (1/2) undivided interest, and J. Douglas Wright, Jr., a one-half (1/2) undivided interest

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lots No. 13 and 14 of Block 17 on the Map of College Park of record in Book 843, page 29, in the Register' s Office for Davidson County, Tennessee, to which Plan reference is herby made for a more complete description thereof.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is that portion of part of Lot No. 14 which was subdivided and sold to James E. Adams and wife, Mary L. Adams, by Warranty Deed from Clarence Leslie Kepley and wife, Mary Belle Kepley, and Frank C. Kepley and wife, Elizabeth H. Kepley, on November 13, 1952, of record in Book 2101, page 283, Register's Office for Davidson County, Tennessee, described as follows:

BEING the westerly 20 feet of Lot No. 14 and all of Lot No. 15 of Block 17 on the Plan of College Park, as of record in Book 843, page 29, in the Register's Office for said County.

SAID part of Lot No.14 and all of Lot No. 15 front together 70 feet on the northerly side of Woodvale Drive and run back 156 feet, more or less, on the easterly line and 157 feet 5 inches on the westerly line to a dead line, measuring 70 feet thereon.

Subject to all matters as may affect the closed portion of Clarrice Avenue, pursuant to Bill No. 62-314, now included in subject property together with any interest grantor may have in the closed portion.

BEING the same property conveyed to Virginia R. Studer, Trustee of the Virginia R. Studer Living Trust Dated July 26, 2011, by Quitclaim Deed dated August 4, 2011, from Virginia R. Studer of record as Instrument No. 20110804-0060093 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1100 Woodvale Drive, Nashville, TN 37204-3941.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors, heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of April, 2016.

Virginia R. Studer, Trustee of the Virginia
R. Studer Living Trust Dated July 26, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Virginia R. Studer, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Virginia R. Studer Living Trust Dated July 26, 2011, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing as the Trustee of the said Trust.

Witness my hand and official seal this 15 day of April, 2016.

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 8.21.17

SolomonParks File No. 316085