Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/08/16 14:39 3 pgs
Fees:18.00 Taxes:1274.65
20160908-0094742

39-B
File #16-1328

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Benjamin Wright and Amy Wright, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allison S. Jones and William G. Jones, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being the Westerly 170 feet of Lot No. 5, Block "A", on the Map of R.M. Dudley's Subdivision, as of record in Book 974, page 8 , Register's Office for said County; described according to a survey made by Ralph W.C. Lambert, Surveyor, August 23, 1953, as follows: Beginning on the Easterly margin of Oxford Avenue at the corner of Lots Nos. 4 and 5; thence with the line between said two lots, Eastwardly 170 feet to an iron pin; thence Northwardly 81.6 feet to an iron pin on the Southerly line of Lot No. 6; thence with said line, Westwardly 170 feet to the Easterly margin of Oxford Avenue; thence with said Avenue, Southwardly 100 feet to the beginning.

Being the same property conveyed to Benjamin Wright and Amy Wright, husband and wife, by deed from Tracey Binkley and Cathy Jo Sullivan and Tammy Watkins, dated April 30, 2013, of record in Instrument No. 20130503-0044951, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3110 Oxford Street, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of September, 2016.

Benjamin Wright

Amy Wright

State of Tennessee)
County of Davidson)

On this 6th day of September, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Benjamin Wright and Amy Wright, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 344,500.00.**

Affiant

Sworn and subscribed before me on this the 6th day of September, 2016.

Notary Public

My Commission Expires: 2/9/2020

Ashley Ann Reiss
State of Tennessee Notary Public
Williamson County

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Allison Sisk Jones	NEW OWNER	072-07-0-137.00
~~3110 Oxford Street~~	118 Pembroke Avenue	
~~Nashville, TN 37216~~	Nashville, TN 37205	

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

