THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16109579**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me, this 23rd day of November, 2016. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

BILL GARRETT, Davidson County
Trans: T20160104165 DEEDWARR
Recvd: 11/28/16 10:08 3 pgs
Fees: 18.00 Taxes: 758.50
20161128-0124258

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul Wright and Stephanie Wright 809 13th Street South Nashville TN 37206	New Owner	Tax Parcel ID No. 094-01-0-219.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brandon Piper, unmarried and Michael T. Phillips and Margaret V. Phillips, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Wright and Stephanie Wright, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 144 and part of Lot No. 143 as shown on the map entitled Payne, Blakemore & Cummings Subdivision, as of record in Book 57, page 70, Register' s Office for said County, to which plat reference is hereby made for a more complete description thereof.

Said Lot 144 on said Plan fronts 50 feet on the East side of South 13th Street and runs back between parallel lines 150 feet to an alley; and said part of lot No. 143 on said Plan lying immediately adjacent thereto fronts about 42 feet on the east side of South 13th Street and runs back between parallel lines 150 feet to an alley, said Lot No. 144 and part of lot No. 143 contain about 92 feet on the east side of South 13th Street.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is the following described property conveyed by Charles E. Warren and wife, Hazel Dean Warren to the Nashville Housing Authority by deed of record in Book 3254, page 23, Register' s Office for Davidson County, Tennessee.

Land in the City of Nashville, County of Davidson, State of Tennessee, being part of Lots 143 and 144 of the Payne, Blakemore and Cummings Subdivision, in Book 57, page 70, said Register' s Office, to which plat reference is hereby made for a more complete description thereof.

Beginning at a point, said point being the Northwest corner of the intersection of Lenore Street and South 13th Street; thence along the Easterly margin of South 13th Street in a Northerly direction, a distance of 92 feet, more or less, to the Northerly margin of the above mentioned property; thence with a line in a Southwesterly direction a distance of 92.6 feet, more or less, to the Northerly margin of Lenore Street; thence with this Northerly margin in a Westerly direction a distance of 13 feet more or less, to the beginning and containing 552 square feet more or less.

Being the same property conveyed to BRANDON PIPER, MICHAEL T. PHILLIPS and wife, MARGARET V. PHILLIPS by deed from VERNON KENT UNRUH, of record in Instrument No. 20050808-0093361, dated July 29, 2005, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 094-01-0-219.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 57, page 70, said Register's Office.

This is improved property located at 809 13th Street South Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of November, 2016.

Brandon Piper

Michael T. Phillips

Margaret V. Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon Piper, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

STATE OF Alabama)
COUNTY OF Baldwin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael T. Phillips and Margaret V. Phillips, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2016.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 1, 2019

SHIQUITA KILLINGS
NOTARY
PUBLIC
ALABAMA STATE AT LARGE