This instrument prepared by & return to: Record

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 11/30/16 14:21 2 pgs
Fees:13.00 Taxes:610.50
20161130-0125742

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of November, 2016, by and between Joel C Wright, an unmarried man, party of the first part, and Roger D Tucker, an unmarried man, 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. 3 on the Plan of Dr. V.S. Lindsley's Addition to Edgefield, as of record in Book 3106, Page 130, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Cleveland Street, at the corner of Lots 2 & 3; thence eastwardly with said Street, 44.58 feet to a monument at the beginning of a curve; thence around said curve in a southeasterly direction, 31.56 feet to the westerly margin of Stockell Street; thence southwardly along Stockell Street, 84.14 feet to a monument; thence westwardly 64.44 feet to the corner of Lots 2 & 3; thence northwardly along the line of said lots, 104 feet to the point of beginning.

Being all or part of the same property conveyed to Joel C. Wright by virtue of that certain Warranty Deed dated March 28, 2006, and being of record at Instrument No. 20060403-0037578 in the Register's Office of Davidson County, Tennessee.

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), his/her/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 2017 Davidson County real property taxes, being a lien not yet due and payable; 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), his 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.

Joel C Wright

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joel C Wright and , 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 30th day of November, 2016.

Notary Public

VENKYA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-26-2019

My Commission Expires: _____

Property Owner & Address:	Roger D Tucker 603 S. 9th Street Nashville, TN 37206
Tax Parcel No	08203015300
Property Address:	212 Cleveland St Nashville, TN 37207
MAIL TAX BILLS TO:	Owner at Owner's Address

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 $165,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Shelli Jenkins
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of November, 2016.

Notary Public

My Commission Expires: 9/25/19

VERNIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Vernikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VERNIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019