WARRANTY DEED

JULIE COOPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/12/16 15:50 2 pgs
Fees:13.00 Taxes:462.50
20161212-0130220

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$125,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 12th day of December, 2016

Notary Public
My Commission expires: 5-22-19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
George Brandt	SAME	120-09-0-037.00
5133 Harding Pike, Ste B10 PMP 185		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Leslie M. Wright, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **George Brandt, Eric Sox**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the southeasterly front part of Lot No. 5A6 on the Plan of Glengarry Park, Section Five-A of record in Book 3300, Page 58, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Glenpark Drive, at the corner of Lots 5A5 and 5A6; thence with the line between said lots northwesterly 165.2 feet, more or less, to a point at the corner of the property conveyed to Metropolitan Government of Nashville and Davidson County; for the construction of a controlled access highway known as Briley Parkway, shown in the deed in Book 3545, Page 537; thence along the margin of of said controlled access highway; southwesterly 13 feet more or less to a point; thence southeasterly 20 feet more or less to a point; thence southwesterly 70 feet more or less to a point in the line between lots 5A6 and 5A7; thence with the line between said lots southeasterly 143.4 feet more or less to the northwesterly margin of Glenpark Drive; thence with the margin of the same, northeasterly 80 feet to the point of beginning.

Being the same property conveyed to Leslie M. Wright, a single woman from Richard A. Helton and wife, Linda C. Helton by Warranty Deed on April 25, 2008, of record in Instrument Number 20080530-0055015, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,187.72 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 120-09-0-037.00, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 3300, Page 58, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3377, Page 567, Register's Office for Davidson County, Tennessee.

This is improved property known as: **511 Glenpark Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 6, 2016.

Leslie M Wright

Leslie M. Wright

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leslie M. Wright, a single woman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 6, 2016

My commission expires 5-24-17

Julie Coone

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.