BILL GARRETT, Davidson County
Trans:T20170004611 DEEDWARR
Recvd: 01/18/17 09:37 2 pgs
Fees:13.00 Taxes:1933.25
20170118-0005199

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522,500.00

Affiant

Subscribed and sworn to before me, this 11TH DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DONNA DELWORTH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William Wright and Amanda Wright, husband and wife | newowner (NAME) | |
| 3803 Nebraska Avenue (ADDRESS) | (ADDRESS) | 104-01-0-293.00 |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jonathan R. Lund, unmarried and Nicholas A. Wyatt, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William Wright and Amanda Wright, husband and wife , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 104,105 AND 106 ON THE PLAN OF WEST GROVE SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 109, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
BEGINNING ON THE SOUTHERLY MARGIN OF NEBRASKA, FORMERLY GRAND AVENUE AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO C. B. PARKER, SR. AND WIFE, BY DEED FROM W. E. BUIST AND WIFE, OF RECORD IN BOOK 2029, PAGE 431, SAID REGISTER'S OFFICE; THENCE WITH PARKER'S WESTERLY LINE SOUTHWARDLY 140.0 FEET, MORE OR LESS TO THE LINE BETWEEN LOT NOS. 106 AND 107; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTWARDLY 85.0 FEET TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAME NORTHWARDLY 155.5 FEET TO THE SOUTHERLY MARGIN OF SAID NEBRASKA AVENUE; THENCE WITH SAME EASTWARDLY 85.0 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN R. LUND AND NICHOLAS A. WYATT (FORMERLY MISIDENTIFIED AS NICHOLAS J. WYATT), BOTH UNMARRIED BY WARRANTY DEED FROM SUSZANNE S. WILLIAMS AND ROBERT C. SISEMORE OF RECORD IN INSTRUMENT NO. 20080403-0033955 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2017 AND SUBSEQUENT YEARS.

JONATHAN R. LUND EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF NICHOLAS A. WYATT, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20170118-0005198, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE NICHOLAS A. WYATT.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3803 Nebraska Avenue , Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do

# WARRANTY DEED
(Continued)

covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 11th day of January, 2017.

Jonathan R. Lund

Nicholas A. Wyatt

By: Jonathan R. Lund, Attorney in fact
Jonathan R. Lund, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan R. Lund, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of January, 2017.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

My Commission Expires:

(SEAL)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of January, 2017, before me, a Notary Public, in and for said County and State, personally appeared Jonathan R. Lund, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nicholas A. Wyatt, acknowledged that such persons executed the same as the free act and deed of the said Nicholas A. Wyatt.

Witness my hand and official seal, this the 11th day of January, 2017.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

My commission expires: