Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20170006365 DEEDQC
Recvd: 01/23/17 13:04 2 pgs
Fees:12.00 Taxes:0.00
20170123-0007165

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
AARON J. WRIGHT	NEW OWNER	MAP 81
2434 UNDERWOOD STREET		14
NASHVILLE, TN 37207		96.00

KNOW ALL MEN BY THESE PRESENTS:

That ANGELICA L. WRIGHT, (being one and the same as ANGELICA LOLITA WRIGHT) Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between ANGELICA LOLITA WRIGHT, Plaintiff, and AARON JUNIOR WRIGHT, Defendant, (being one and the same as AARON J. WRIGHT) does hereby demise, release, and forever quitclaim unto the said, AARON J. WRIGHT, his heirs, successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Being the West 178.5 feet of the East 338 feet of the South 50 feet of Lot No. 18 on the plat of Georgia Industrial Company's North Nashville Property, of record in Book 421, page 188, Register's Office for Davidson County, Tennessee, the point of beginning, described as follows:

Beginning at a point in the west margin of 24th Avenue North, 150 feet south of the south margin of Burch Street; thence westerly 160 feet to a point which is the northwest corner of this property that was conveyed to Lewis A. Suttles and wife, by deed from Edwin B. Raskin and wife, of record in Book 2745, page 206, said Register's Office; and being the point of beginning of the description of this lot; thence continuing westerly 178.5 feet to a point in a wire fence which is 202.5 feet east of the right of way of the Tennessee Central Railroad; thence southerly 50 feet to the common line between Lots Nos. 6 & 18, said point being 177 feet east of the right of Way of said railroad; thence with the line between Lots Nos. 6 and 18, north 77 east 178.5 feet to said Suttle's southwest corner; thence with his west line, northerly 50 feet to the point of beginning.

Being part of the same property conveyed to Willie Bell Winters by deed from Elizabeth Watson, a single person and J.B. Watson, Jr., dated April 07, 1965 of record in Book 3878, page 74, Register's Office for Davidson County, Tennessee. The said Willie Bell Winters having since died, leaving a Will in probate in Case No. 01P905. Probate Court for Davidson County, Tennessee naming Benita Beverett as Executrix and sole beneficiary.

Being the same property described in the Deed of ~~Trust~~ Warranty conveyed to Aaron J. Wright and wife, Angelica L. Wright, by deed from the Estate of Willie Bell Winters dated the same date and being recorded in instrument 20011108-0123164, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2434 Underwood Street, Nashville, Tennessee 37208.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

A Deed of Trust Note in favor of Franklin American Mortgage did exist with a note bearing an original unpaid principal balance of $64,452.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20011108-0123165 recorded on November 8, 2001, Pages 1-8 in the Register's Office, Davidson County, Tennessee. Said Deed has since been released by Wells Fargo Home Mortgage by a Trust Deed Release filed on June 25, 2010, Instrument No. 20100625-0049815, in the Register's Office, Davidson County, Tennessee. Maximum Principal Indebtedness for tax purposes is $-0-.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named ANGELICA L. WRIGHT, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the QUIT CLAIM DEED for the purposes therein contained.

Angelica L. Wright
ANGELICA L. WRIGHT
Grantor

Sworn to and subscribed before me
this 10th day of January, 2017.

NOTARY PUBLIC

ALLISON HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: Sept. 10 2018

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named AARON J. WRIGHT, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the QUIT CLAIM DEED for the purposes therein contained.

Aaron J. Wright
AARON J. WRIGHT
Affiant/Grantee

Sworn to and subscribed before me
this 16 day of January, 2017.

NOTARY PUBLIC

LYNCIA SHARPE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

My Commission expires: January 6, 2020