BILL GARRETT, Davidson County
Trans:T20170009307 DEEDWARRSP
Recvd: 02/01/17 09:42 4 pgs
Fees:23.00 Taxes:1158.10

20170201-0010545

Box 44 **THIS INSTRUMENT PREPARED BY:** WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $313,000.00. Affiant Subscribed and sworn to before me, this 31 day of January, 2017. Notary Public My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Address New Owner As Follows: James H. Wright and Colleen Wright 401 Bowling Ave. #64 Nashville, TN 37205	Send Tax Bills To: Pinnacle Bank 150 Third Ave., South Nashville, TN 37201	Map-Parcel Number: 104 13 0A 037.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICTORIA H. WRIGHT AND ALAN B. WRIGHT, TRUSTEES**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMES H. WRIGHT AND WIFE, COLLEEN**

WRIGHT, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being building site number 37 on the site plan of Richmeade Place, Section 2, of record in Book 4955, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arthur D. Hancock and wife, Jane E. Hancock by deed dated April 27, 1987, from Bruce Parker Hutson and wife, Jan L. Hutson, of record in Book 7220, page 938, Register's Office for Davidson County, Tennessee. The said Jane E. Hancock having predeceased Arthur D. Hancock. Arthur E. Hancock having since died and by Executor's Quitclaim Deed dated February 1, 2010, Arthur D. Hancock, Jr., Executor, conveyed all right, title and interest in subject property to Victoria H. Wright and Alan B. Wright, Trustees, of record in Executor's Quitclaim Deed of record in Instrument No. 20100203-0008691, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 4955, page 4, Registers Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637, Register's Office for Davidson County, Tennessee, and First Supplemental of record in Book 5019, page 946, as amended at Book 5036, page 338, and Supplement to Declaration of record in Book 5039, page 256; Second Supplemental of record in Book 5094, page 473, Amendment to By-Laws of record in Book 5213, page 945, Register's Office for Davidson County, Tennessee; Third Supplemental of record in Book 5238, page 385; Fourth Supplement of record in Book 5408, page 210 and Fifth Supplemental of record in Book 5733, page 628, Register's Office for Davidson County, Tennessee.

4. Grant of Easement with Comcast of Nashville I, LLC, of record in Instrument No. 20140328-0025605, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common area.

This is improved property known as: **401 Bowling Ave. #64, Nashville, TN 37205.**

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 further covenant and bind ourselves, our heirs and assigns, to specially 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 claiming by, through or under said Grantors, but not otherwise, and the use of any gender shall be applicable to all genders

.**WITNESS** my hand this 31st day of January, 2017.

Victoria H. Wright, Trustee

Alan B. Wright, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VICTORIA H. WRIGHT, TRUSTEE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of January, 2017.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALAN B. WRIGHT, TRUSTEE** , the within named bargainor, 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 31 day of January, 2017.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018