WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018093 DEEDWARR
Recvd: 03/02/17 11:01 2 pgs
Fees:13.00 Taxes:688.20
20170302-0020723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael E. Hardaway	New owner	
(NAME)	(NAME)	018-07-0-083.00
105 Charleston Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CLYDE WAYNE WRIGHT, JR., MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL E. HARDAWAY, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 13 on the Plan of Charleston Square Subdivision, of record in Plan Book 4860, Page 37 and 38, Register's Office for said County, described as follows:

Beginning at a point on the Northerly margin of Charleston Drive, said point being 193.3 feet Southeast of the Southeasterly return of Lucille Road and Charleston Drive; said point also being the common corner of Lots 12 and 13; thence leaving said Charleston Drive in a Northeasterly direction 155.8 feet, being the Northeasterly corner of the hereindescribed lot; thence in a Southeasterly direction 106.6 feet to the corner of Lots 13 and 14; thence in a Southwesterly direction 153.5 feet to a point on the Northerly margin of Charleston Drive; thence with said margin of Charleston Drive in a Northwesterly direction, around a curve to the left having a radius of 838.58 feet, a total of 90.0 feet to the point of beginning.

This was never the primary residence for the Grantor

Being the same property conveyed by Warranty Deed from Raymond Eugene Tomlinson and wife, Joyce F. Tomlinson and Don L. Manor and wife, Virginia L. Manor to Clyde W. Wright and wife, Martha F. Wright as recorded on the 14th day of September, 1976 in Deed Book 5068, Page 194, said Register's Office. Clyde Wayne Wright, Sr. aka Clyde W. Wright died on December 5, 2015 leaving Martha F. Wright as sole surviving Tenant by the Entirety. Martha F. Wright died on December 9, 2016. Clyde Wayne Wright, Jr. and Todd E. Wright are the devisees under the Will of Martha Faye Wright aka Martha F. Wright. Todd E. Wright aka Todd Evan Wright died on August 25, 2015 predeceasing Martha F. Wright, leaving no spouse or surviving issue. Clyde Wayne Wright, Jr. is the sole devisee under the Will of Martha Faye Wright, under Docket No. 16P-2152 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Plat Book 4860, Page(s) 37 & 38, said Register's Office; and Restrictive Covenants of record in Book 4932, Page 13 and Book 5036, Page 898, said Register's Office.

unimproved
This is improved x property, known as 105 Charleston Drive, Goodlettsville, TN 37072
(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 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 hand this 28 day of Feb, 2017

BY: Clyde Wayne Wright Jr

CLYDE WAYNE WRIGHT, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clyde Wayne Wright, Jr., the bargainor, 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 at Nashville, Tennessee this 28 day of February, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public