17-04-001

This Instrument Prepared By:
ADRIENNE TRAMMELL-LOVE, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

From Information Furnished by the Parties

MAP/GROUP/PARCEL 11713007800

Davidson County DEEDWARR
Recvd: 04/11/17 12:31 3 pgs
Fees:18.00 Taxes:2035.00
20170411-0035368

NAME & ADDRESS OF NEW OWNER:
Sarah E. Yazdian and Todd A. Rubin
6505 Ratcliff Dr
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **MARGO WILSON WRIGHT, UNMARRIED,**"Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **SARAH E. YAZDIAN AND TODD A. RUBIN, WIFE AND HUSBAND,** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot(s) 67, as shown on the Plan of Woodmont Estate, Number 2, of record in Book 1130, page 99, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 67 fronts 105.0 feet on the southerly margin of Kenway Road and extends back 197.8 feet on the westerly line and 182.0 feet on the easterly line to a broker line in the rear, measuring 133.1 feet thereon.

BEING the same property conveyed to Margo Wilson Wright and James Linber Wright, wife and husband, by Warranty Deed from Charles Hawkins and wife, Patricia Hawkins, dated December 3, 2007, appearing of record in Instrument No. 20071205-0141038, of the Register's Office for Davidson County, Tennessee. Subsequently, James Linber Wright died July 4, 2009 and title having vested in Margo Wilson Wright, as surviving tenant by the entireties.

The said James Lindber Wright and James Linber Wright are one and the same person.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 1130, page 99, Register's Office for Davidson County, Tennessee.

This is improved property known as 2827 Kenway Road, Nashville, TN, 37215.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

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IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 7th day of April, 2017.

Margo Wilson Wright
Margo Wilson Wright

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Margo Wilson Wright, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 7th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 6.30.18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 7th day of APRIL, 2017.

Dee Files Kennedy
NOTARY PUBLIC

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 7/2/18

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I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

