WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170036258 DEEDWARR
Recvd: 05/01/17 08:54 2 pgs
Fees:13.00 Taxes:1147.00
20170501-0042196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 07-06-2020
(AFFIX SEAL)

TATIANA DEWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nicole K. Wright	new owner	126 16 0A 228.00
(NAME)	(NAME)	
7041 Bridgeport Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Nine Thousand Nine Hundred Ninety-Nine And No/100 Dollars ($309,999.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bobby W. Gray, Jr., a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nicole K. Wright, a single woman**, 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 Davidson County, Tennessee, being Lot Number 419 on the Plan of Final Plat Riverwalk, Phase 2A, Section 1 of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bobby W. Gray, Jr., married man by Warranty Deed from Bryan Stone and Wendy Stone, husband and wife dated July 25, 2014 and recorded August 11, 2014 as Instrument No. 20140811-0072300, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7041 Bridgeport Dr, Nashville, TN 37221

File Number: GRN-172376SSO

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, has 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 our hands this 26th day of April, 2017

Bobby W. Gray, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Bobby W. Gray, Jr., a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2017.

Notary Public

My Commission Expires: 7/26/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-172376SSO