THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411394**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $352,000 Affiant Subscribed and sworn to before me, this 27th day of April, 2017. Notary Public My Commission Expires: 11-3-2020

DAVIDSON COUNTY DANIEL AHLBRANDT STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner: Nicole Bluhm 404 Avondale Drive Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-10-0-081.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Devere Wright II and Stephanie Wright, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicole A. Bluhm, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 133, as shown on the map entitled McEwen Place, of record in Plat Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEPHANIE D. JOHNSON AND PAUL DEVERE WRIGHT, II, by deed from MARJORIE D. KINNARD, of record in Instrument No. 20101001-0078668, dated September 30, 2010, said Register's Office.

PAUL DEVERE WRIGHT II and STEPHANIE WRIGHT, WHO AQUIRED TITLE AS STEPHANIE D. JOHNSON, HUSBAND AND WIFE conveyed their interest to PAUL DEVERE WRIGHT, II and STEPHANIE WRIGHT, husband and wife, by quitclaim deed of record in Instrument No. 20140723-0065286, dated July 17, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 083-10-0-081.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 332, page 133, said Register's Office.

This is improved property located at 404 Avondale Drive Nashville TN 37206

BILL GARRETT, Davidson County
Trans:T20170036861 DEEDWARR
Recvd: 05/02/17 10:10 2 pgs
Fees:13.00 Taxes:1302.40
20170502-0042954

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2017.

Paul Devere Wright II

Stephanie Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Devere Wright II and Stephanie Wright, 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 27th day of April, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018