WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176290

BILL GARRETT, Davidson County
Trans:T20170039464 DEEDWARR
Recvd: 05/09/17 12:35 2 pgs
Fees:13.00 Taxes:666.00
20170509-0046019

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 4th day of May, 2017.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey T. WilsonDeed **Andrea L. Bagwell**	Farmington Mortgage	**141060D14600CO**
3387 Harpeth Springs Dr.	2002 Richard Jones Rd Ste 300A	
Nashville, TN 37221	Nashville, TN 37215	

FOR AND IN 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 ACKNOWLEDGE, WE,

Danielle Wright, single and David A. Wright, Sr. and wife, Bernadette Wright

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey T. Wilson, an unmarried man and Andrea L. Bagwell, an unmarried 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 Unit No. 146 on the plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Danielle Wright and David A. Wright, Sr. and wife, Bernadette Wright, by Warranty Deed from Maisha Palmer, unmarried, dated August 8, 2008, of record in Instrument No. 20080819-0085165, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3387 Harpeth Springs Dr., Nashville, TN 37221.

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 in 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/our hand(s) this 4th day of May, 2017.

Danielle Wright By: Kristin Clarkson as attorney in fact
Danielle Wright by Kristin Clarkson as attorney in fact

David A. Wright, Sr. By: Kristin Clarkson as attorney in fact
David A. Wright, Sr. by Kristin Clarkson as attorney in fact

Bernadette Wright By: Kristin Clarkson as attorney in fact
Bernadette Wright by Kristin Clarkson as attorney in fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kristin Clarkson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Danielle Wright, David A Wright, Sr and Bernadette Wright and is authorized by them to execute this instrument on their behalf by virtue of a Specific Durable Power of Attorney recorded in Book *, Page _____, in said Register's Office.

* 20170509-0046018

Witness my hand, at office, this 4th day of May, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: DEC 27 2017