THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 17041356

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $329,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of May, 2017.

Notary Public
My Commission Expires: 6-19-18

BILL GARRETT, Davidson County
Trans:T20170041063 DEEDWARR
Recvd: 05/15/17 10:46 2 pgs
Fees:13.00 Taxes:1217.30
20170515-0047841

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edith P Jordan a and Edward D Ryback 7909 Boone Trace Nashville TN 37221	new owner	Tax Parcel ID No. 126-15-0A-061.00-CO

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, **Richard G. Wright and wife, Sheila A. Wright** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edith P Jordan, unmarried and Edward D Ryback, unmarried as joint tenants with right of survivorship,** ("Grantees"), their 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 No. 273 on the Plan of Resubdivision of Lot 272 and Lot 273, Phase One, Boone Trace at Biltmore of record in Plat Book 7900, Page 667 and Resubdivision Plat Book 8250, Page 655, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard G. Wright and wife, Sheila A. Wright by Warranty deed from Fox Ridge Homes, Inc. of record in Book 10079, page 430, Register's Office for Davidson County, Tennessee, dated June 03, 1996 and recorded on June 07, 1996.

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 667 and Resubdivision Plat Book 8250, Page 655, Register's Office for Davidson County, Tennessee.

Subject to all matters on the PUD Boundary Master Plat of Boone Farm at Biltmore of record in Plat Book 6900, page 470, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, Page 657, Book 9342, Page 312; Book 9735, page 931; Book 10032, page 813, Book 10306, Page 817, Book 11455, Page 443, Instrument No. 20000126-0008529 and Instrument No. 20010717-0075902, Instrument No. 20010607-0060003, Instrument No. 20011003-0107279 and Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to Charter of Boone Trace at Biltmore Homeowner's Association of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.
QuitClaim Deed for common areas to Boone Trace at Biltmore Homeowner's Association of record in Instrument Number 20011119-0126831, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 8992, Page 62, Register's Office for Davidson County, Tennessee.
Easement of record in Book 9665, Page 420, in the Register's Office for Davidson County, Tennessee.
Easement for Storm Water Detention Agreement of record in Instrument Number 20001120-0114598 and Instrument No. 20021217-0155375, in the Register's Office for Davidson County, Tennessee.
Easement for Dedication of Public Utilities for Harpeth Valley Utility District of record in Instrument Number 20040406-0038745, in the Register's Office for Davidson County, Tennessee.
Easement for Public Utilities of record in Instrument Number 20040204-0013636, in the Register's Office for Davidson County, Tennessee.
Easement for Ingress/Egress of record in Book 3462, Page 445, and Book 5446, Page 47, in the Register's Office for Davidson County, Tennessee.
Easement for Tennessee Electric Power Company of record in Book 751, Page 396, in the Register's Office for Davidson County, Tennessee.
Easement for Bell South Telecommunications of record in Book 756, Page 142, in the Register's Office for Davidson County, Tennessee.
Easement for Drainage of record in Book 3027, Page 261, and Book 3027, Page 321, in the Register's Office for Davidson County, Tennessee.
Easement for TVA of record in Book 4181, Page 383, Book 11200, Page(s) 514 & 555, and Book 4225, Page 587, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of a Public Utilities Easement of record in Instrument Number 20150826-0086305, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7909 Boone Trace Nashville TN 37221

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, Grantors have executed this instrument on this 9th day of May, 2017.

Richard G. Wright

Sheila A. Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard G. Wright and Sheila A. Wright, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2017.

Notary Public

My Commission Expires: 3/25/18

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018