File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170048091 DEEDWARR
Recvd: 06/06/17 14:19 2 pgs
Fees:13.00 Taxes:1000.85
20170606-0056612

W & I Ref: (DM) Title No.: 58919
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Martha F. Wright 805 North 2nd Street Nashville, TN 37207	Pinnacle Bank TN

TAX MAP PARCEL NUMBERS: 08207005000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$270,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer M. Bass, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Martha F. Wright** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Dr. V.S. Lindsley's Addition to Edgefield of record in Plat Book 57, page 25, 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 Jennifer M. Bass, unmarried by Warranty Deed from Sarah M. Forlines and husband James D. Forlines, Dated July 13, 2015, recorded on July 16, 2015 of record in Instrument No. 20150716-0069708, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: (A) Taxes for 2017, and subsequent years; (B) zoning and building ordinances, codes and regulations, (C) restrictions, encumbrances and easements affecting the property, (D) subdivision restrictions and easements of record, (E) all matters shown on the Plan, with Owner's Certificate of record in Book 57, page 25, said Register's Office.

This is improved property, known as 805 North 2nd Street, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of June, 2017.

Jennifer M. Bass

State of Tennessee

County of Davidson

On this 1st day of June, 2017, before me the undersigned authority, personally appeared Jennifer M. Bass, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $270,500.00.

Affiant

Sworn and subscribed before me this 1st day of June, 2017.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019