This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

BILL GARRETT, Davidson County
Trans:T20170049833 DEEDWARR
Recvd: 06/12/17 11:00 3 pgs
Fees:17.00 Taxes:0.00
20170612-0058550

New Owner:	**Send Tax Bill:**	**Map/Parcel**
WENDY A. WRIGHT, Trustee WENDY A. WRIGHT REVOCABLE TRUST dated June 29, 2006 7308 Cavalier Rd. Nashville, TN 37221	SAME	Map 142-03-0 Parcel 052.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Amber Fields
AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 30, 2021

Sworn to and subscribed before me this May 25, 2017.

Notary Public

My Commission Expires: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, WENDY ANN WRIGHT, who is one in the same as WENDY A. WRIGHT, respectively, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to WENDY A. WRIGHT, TRUSTEE of the WENDY A. WRIGHT REVOCABLE TRUST, dated June 29, 2006

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 HAND this this May 25, 2017.

By: _____
WENDY ANN WRIGHT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WINDY ANN WRIGHT, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this this May 25, 2017.

_____
NOTARY PUBLIC

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 30, 2021

My Commission Expires: _____

Exhibit A

Property Description

Said property is described to wit:

> **Land in Davidson County, Tennessee, being Lot No. 322 on the Plan of Walnut Hill Manor, Section I of record in Plat Book 4460, Page 108, 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 WENDY ANN WRIGHT by Quitclaim Deed from Kevin Lee Willey, according to a Final Decree of Divorce, #14D488, of record in Instrument 20140910-0083006, Register's Office, Davidson County, Tennessee.

This Conveyance is subject to 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 may appear in the appropriate public record, as well as any other limitations, restrictions, and encumbrances which may affect the premises.

This is improved property known as 7308 Cavalier Rd., Nashville, TN 37221.