BILL GARRETT, Davidson County
Trans:T20170051772 DEEDWARR
Recvd: 06/16/17 15:24 2 pgs
Fees:13.00 Taxes:1165.50

20170616-0060820

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Neal Anna Neal	Mortgage Investors Group	083-14-0-162.00
(NAME)	(NAME)	
1309 Ordway Place	8320 E. Walker Springs Ln. #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jonathan Wright, a single man** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brian Neal and Anna Neal, husband and wife,** 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 Lot No. 49 on the plan of the subdivision of Priest Home Place, as of record in Book 161, Page 102, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 69 feet on the southerly side of Russell, formerly Ruth Street, and runs back between parallel lines, with the westerly margin of South 20th Street 160 feet to an alley.

Being the same property conveyed to Jonathan Wright, a single man by Warranty Deed from Tarek Salem dated 5/13/15 and recorded 5/18/15 in Instrument Number 20150518-0045278, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1916 Russell Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hands this 15th day of June, 2017.

Jonathan Wright

State of Tennessee
County of Sumner

Personally appeared before me Jonathan Wright, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2017.

Notary Public
My Commission Expires: _____

File No.: 20171580

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020