WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File# 12309

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Brandon K. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon K. Wright	Envoy Mortgage LTD	14903010600
(NAME)	(NAME)	
2472 Scott Valley Dr.	5100 Westheimer Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Houston TX 77056	
(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, **Victor Hazelwood, married** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brandon K. Wright,** unmarried, 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, TN, being Lot No. 3B on the Plan of Zone Lot Division of Lots 1,2,3,5 & 6, Edge-O-Lake Villa, of record Book 5200, page 644, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Victor Hazelwood, by deed of record in Instrument No. 20170126-0008735 , Register's Office for Davidson County, Tennessee.

This property has never been used as the Grantors primary residence.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2472 Scott Valley Dr., Nashville, TN 37217
(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.

BILL GARRETT, Davidson County
Trans:T20170063016 DEEDWARR
Recvd: 07/24/17 09:31 2 pgs
Fees:13.00 Taxes:370.00
20170724-0074346

Witness my/our hands this 20th day of July, ~~2017~~.

Victor Hazelwood

State of Tennessee
County of Williamson

Personally appeared before me Victor Hazelwood, 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 20th day of July, 2017.

Notary Public
My Commission Expires: _____

File No.: 12309

