WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kay Loraine Wright	Kay Loraine Wright	133-06-0-043.00
(NAME)	(NAME)	
311 Harrison Street	311 Harrison Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, We, **Pat Bricker and Frankie Hill, as tenants in common with rights of suvivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kay Loraine Wright,** 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:

Tract No. 2: Being Lot No. 44 on the Map of McLester Addition to Nolen Heights, as of record in Book 421, Page 92, Register's Office for said County. Said Lot No. 44 fronts 50 feet on the southerly side of Harrison Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Pat Bricker and Frankie Hill, as tenants in common with right of survivorship by Quitclaim Deed from James William Clark, dated 9/12/14 and recorded 9/12/14 in Instrument Number 20140912-0083650, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 311 Harrison Street, Nashville, TN 37211
(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:T20170070135 DEEDWARR
Recvd: 08/14/17 10:05 2 pgs
Fees:13.00 Taxes:1394.90
20170814-0082981

Witness my/our hands this 7th day of August, 2017.

Pat Bricker

Frankie Hill

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pat Bricker and Frankie Hill, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of August, 2017.

Notary Public Rebecca Campbell
My Commission Expires: 12/28/19

File No.: 173506

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