

STATE OF TENNESSEE 20791
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Caldwell Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2017

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Summer L. Moltzan	Send Tax Bills To: Guaranty Trust Co
(Name) 1608 23rd Ave N	(Name) 316 Robert Rose Dr
(Street Address or Route Number) Nashville TN 37208	(Street Address) Murfreesboro, TN 37129
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 08111011200

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Caldwell Wright and wife Delores Wright HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Summer L. Moltzan, a married person 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. 128 on the Plan of S. A. Champion's Subdivision, of record in Book 161, page 132, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Caldwell Wright and Delores Wright, by quitclaim deed dated August 9, 2003, from Janice L. Adams and husband, Elgin L. Adams, Sr. filed in Instrument No. 20030911-0133155 and by quitclaim deed dated December 9, 2003, from Janice Adams and Elgin L. Adams, wife and husband, filed in Instrument No. 20031218-0180480, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 1608 23rd Avenue N, Nashville, TN 37208.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 31st day of August, 2017.

Seller

Caldwell Wright
Caldwell Wright

Delores Wright
Delores Wright

BILL GARRETT, Davidson County
Trans:T20170077491 DEEDWARR
Recvd: 09/05/17 12:23 2 pgs
Fees:13.00 Taxes:739.63
20170905-0091057

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Caldwell Wright and wife Delores Wright, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2017.

My commission expires 3/ 6/2018.

Notary Public, Ollie Mai Parsley

