BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 17668 **DEEDWARR**
10/24/2017 04:22:52 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20171024-0109181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
City Limits Construction, LLC	City Limits Construction	
(NAME) 4901 Kentucky Ave	(NAME) P.O. Box 40466	09107023900
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **CHARLES L. WRIGHT, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Nos. 802 and 804, Block 139 on the No. 1 Plan of West Nashville, of record in Book 57, Pages 74 and 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Charles L. Wright, Inger M. Wright and Josephine Lyles to Charles L. Wright, as recorded on the 16th day of August, 2012 in Instrument No. 20120816-0073561 and Warranty Deed from Daniel L. Vest and spouse, Angela Vest to Charles L. Wright, Inger M. Wright and Josephine Lyles, as recorded on the 23rd day of May, 1997 in Deed Book 10464, Page 731, in the Register's Office of Davidson County, Tennessee. Charles L. Wright and Charles L. Wright, Sr. are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 4901 Kentucky Ave, Nashville, TN 37209
(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 hand this 23 day of Oct, 2017

Charles L. Wright By Constance D. Freeman, attorney in fact

CHARLES L. WRIGHT, BY: CONSTANCE D FREEMAN, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd day of October, 2017, before me personally appeared Constance D. Freeman, to me known to be the person who executed the foregoing instrument on behalf Charles L. Wright, Sr. and acknowledged that she executed the same as the free act and deed of Constance D. Freeman.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of October, 2017.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

Notary Public