WARRANTY DEED

Bill Garrett Davidson County
Batch# 28544 DEEDWARR
11/21/2017 10:35:59 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20171121-0119465

G-P-17-759

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-2-2021

(AFFIX SEAL)

ANN ELISE WALSTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael A. Lett and Michael F. Lett	~~Lett~~ Same As New Owner	
(NAME)	(NAME)	**075-12-0C-006.00**
759 Tulip Grove Rd. #1501		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES R. WRIGHT AND JACQUELINE H. WRIGHT, HUSBAND AND WIFE AND JOHN THOMAS WRIGHT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL A. LETT AND MICHAEL F. LETT, TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1501 on the Resubdivision of Phase One, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 200001070002402, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles R. Wright and wife, Jacqueline H. Wright, tenants in common by Warranty deed from Fox Ridge Homes, Inc. of record in Instrument No. 20001212-0122210 Register's Office for Davidson County, Tennessee, dated November 30, 2000 and recorded on December 12, 2000. (Value of consideration shown in aforementioned deed $116,341.00.), and further conveyed to John Thomas Wright, an undivided sixteen percent (16%) interest, to hold such interest as his sole and individual property as tenants in common by Quitclaim deed from Charles R. Wright and Jacqueline H. Wright of record in Instrument No. 20011227-0142839 Register's Office for Davidson County, Tennessee, dated December 20, 2001 and recorded on December 27, 2001.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 200001070002402, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11653, Page 251, as amended in Instrument No. 200007180070532 and Instrument No. 20010212-0013362, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11653, Page 273, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 11653, Page 248, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropollitan Government of Nashville and Davidson County, Tennessee of record in Book 4126, Page 977, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **759 Tulip Grove Rd. #1501, Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 hand(s) this the 17th DAY OF NOVEMBER, 2017.

Charles R. Wright by Grant Davidson,
Attorney in Fact

Jacqueline H. Wright by Grant Davidson,
Attorney in Fact

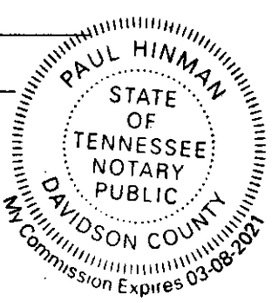
John Thomas Wright by Grant Davidson,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grant Davidson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES R. WRIGHT AND JACQUELINE H. WRIGHT AND JOHN THOMAS WRIGHT, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES R. WRIGHT AND JACQUELINE H. WRIGHT AND JOHN THOMAS WRIGHT.

Witness my hand and official seal, this the 17th of November, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212