WARRANTY DEED

Bill Garrett Davidson County
Batch# 55973 DEEDWARR
02/06/2018 03:07:12 PM 2 pgs
Fees: $13.00 Taxes: $721.09

20180206-0012100

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,888.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Marcus S. Hummon	NEW OWNER	118 04 0 188.00
(NAME) O'NEIL HAGAMAN C/O DANA DENNIS	(NAME)	
(ADDRESS) 3310 WEST END, STE 400	(ADDRESS)	
NASHVILLE TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Four Thousand Eight Hundred Eighty-Eight And No/100 Dollars ($194,888.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Monica Wright, an unmarried woman and Michelle Edith Wright Convertino, a married woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marcus S. Hummon, married**, hereinafter called the Grantee, his 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 the East part of Lot Number 26 on the Map of Rosedale Subdivison, of record in Book 547, Page 45, Register's Office for said County. Said part of said Lot Number 26 fronts 50 feet on the Westerly side of Caldwell Avenue, now Grandview Avenue, extended and runsback between lines, 132.4 feet on the North line and 144.5 feet on the South line, to a dead line in the rear, and measure 50 feet thereon.

Being the same property conveyed to Monica Wright, an unmarried woman, and Michelle Edith Wright Convertino by Cash Deed for Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C. dated September 02, 2005 and recorded September 12, 2005 as Instrument No. 20050912-0109351, in said Register's Office for Davidson County, Tennessee. B*eing re-recorded October 31, 2005 as Instrument No. 20051031-0131143 to add legal description, in said Register's Office for Davidson County, Tennessee.*

The above described property is not and has never been the principal residence of the Grantors herein.

File Number: FRN-180189SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVES-18-2233

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2233 Grandview Ave., Nashville, TN 37211

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, has 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 our hands this 1st day of February, 2018.

Monica Wright by J.D. Inman as Attorney in fact

Monica Wright by J.D. Inman, her Attorney In Fact

Michelle Edith Wright Convertino

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared J.D. Inman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Monica Wright, as Attorney-In-Fact, and acknowledged that he executed the same as the free act and deed of Monica Wright for the purposes therein contained.

Witness my hand and official seal, this the 1st of February, 2018.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the authorized undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Michelle Edith Wright Convertino, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st of February, 2018.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

File Number: FRN-180189SSO