Bill Garrett Davidson County
Batch# 75009 DEEDWARR
03/29/2018 04:02:53 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20180329-0029731

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th OF **MARCH, 2018.**

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRIS WRIGHT		**083-06-0-396.00**
(NAME) **1912 TRUETT AVE.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MALIA J. MCGINNIS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRIS WRIGHT, A SINGLE MAN,** 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 Lot No. 6 on the Plan of Truett Place, of record in Plat Book 2330, Page 138, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of Truett Avenue (formerly Terrett Avenue), a common corner of Lots 6 & 7; thence Southerly along the line between said lots 133.0 feet to a point; thence Easterly 67.6 feet to a point in the Westerly margin of 20th Street; thence Northerly along the Westerly margin of 20th Street 112.64 feet to a point which is the beginning of a curve; thence North-Westerly 31.76 feet around said curve to a point in the Southerly margin of Truett Avenue (formerly Terrett Avenue); thence Easterly along said Avenue 49.64 feet.

Being the same property conveyed to Malia J. McGinnis, unmarried, from Gerald W. Hilbun, unmarried, by deed dated November 9, 2010, of record in Instrument No. 20101110-0090425, said, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 2330, Page 138; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **1912 TRUETT AVE., NASHVILLE, TN 37206**
(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; 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 29th day of March, 2018.

MALIA J. MCGINNIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Malia J. McGinnis,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of March, 2018.

My commission expires: **November 5, 2018**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON