39B

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bill Garrett Davidson County Batch# 96864 DEEDWARR 05/25/2018 11:30:53 AM 2 pgs Fees: $13.00 Taxes: $1,211.75 20180525-0050316	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF MAY, 2018. Notary Public MY COMMISSION EXPIRES: 3/28/22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Simon and Laura Simon	MIG	
(NAME) 2127B 14th Ave. N. (ADDRESS)	(NAME) 8320 East Waller Spring Lane (ADDRESS)	081033D00200CO
Nashville TN 37208 (CITY) (STATE) (ZIP)	#200 Knoxville TN 37923 (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, **Mark A Wright and Belinda R Wright,** husband and wife, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Simon and Laura Simon,** husband and wife, HEREINAFTER CALLED THE GRANTEE, 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 Unit B together with the common areas as shown on the Plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for HOMES AT 2127 14th Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170426-0040816, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Being a part of property conveyed to Mark A. Wright and Belinda R. Wright by virtue of that certain Warranty Deed dated July 5, 2017, and being of record at Instrument No. 20170707-0068456 and Scrivener's Affidavit at Instrument No. 20170915-0094674 in the Register's Office of Davidson County, Tennessee.

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.

This is improved x unimproved property, known as 2127 B 14th Ave N Nashville, TN 37208
(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 24th day of May, 2018.

Mark A Wright

Belinda R Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Mark A Wright and Belinda R Wright**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of May, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY