Bill Garrett Davidson County
Batch# 105372 DEEDWARR
06/15/2018 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20180615-0057970

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7.19.21
(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 37027

File No.: 18-05-050

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ernest John Wright, III and Molly Suzanne Wright, a married couple	Ernest John Wright, III and Molly Suzanne Wright, a married couple	104-10-0-237.00
(NAME) 2809 Blair Boulevard	(NAME) 2809 Blair Boulevard	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Eighty Thousand And No/100 Dollars ($580,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PETER J. CRONIN AND WIFE, KAREN D. CRONIN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERNEST JOHN WRIGHT, III AND MOLLY SUZANNE WRIGHT, A MARRIED COUPLE, 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 No. 2 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of record in Plat Book 421, Page 16, 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 Peter J. Cronin and wife, Karen D. Cronin by Warranty deed from William J. Barrington and wife, Cathy S.H. Barrington of record in Instrument No. 20001207-0120349 Register's Office for Davidson County, Tennessee, dated November 30, 2000 and recorded on December 07, 2000.

unimproved ☐
This is improved ☒ property, known as 2809 Blair Boulevard, Nashville, TN 37212
(House No.) (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 our hands this 11 day of June, 2018.

Peter J. Cronin

Karen D. Cronin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson Tennessee and State of Tennessee, do hereby certify that Peter J. Cronin and wife, Karen D. Cronin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th of June, 2018.

Notary Public

My Commission Expires: 10/3/21

(SEAL) JENNIFER L. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRJS

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

