Warranty Deed

Bill Garrett Davidson County Batch# 106938 **DEEDWARR** 06/20/2018 03:19:02 PM 2 pgs Fees: $13.00 Taxes: $1,402.30 20180620-0059615	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $379,000.00. Affiant Subscribed and sworn to before me, this the 18th day of June, 2018. Notary Public My commission expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew W. Wright Ruth A. Wright	new owners	
3908 Oxford Street		061-15-0-258.00
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHELLE SIELER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW W. WRIGHT AND RUTH A. WRIGHT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 51 on the Plan of M. N. Young's Inglewood Annex, a Resubdivision of Lots 1, 2, 3 and 4 of Williams 31 Acre Tract of record in Plat Book 547, Page 197, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 51 fronts 50 feet on the Easterly side of Oxford Street and extends back between parallel lines and along the Southerly margin of Norvel Avenue 150 feet to a dead line.Being the same property conveyed to Melwin Howard Smalley by Warranty deed from Callie L. Colquette, an unmarried widow of record in Book 6037, page 368, Register's Office for Davidson County, Tennessee, dated April 13, 1983 and recorded on April 13, 1983.

Being the same property conveyed to Melvin H. Smalley by Quitclaim deed from Mary Ann Smalley of record in Book 8592, page 236, Register's Office for Davidson County, Tennessee, dated January 02, 1992 and recorded on April 02, 1992.

Being the same property conveyed to Melvin H. Smalley, Trustee, and his successor in trust, of The Melvin H. Smalley Revocable Living Trust by Quitclaim deed from Melvin H. Smalley of record in Instrument No. 20021115-0142119 Register's Office for Davidson County, Tennessee, dated November 11, 2002 and recorded on November 15, 2002.

Being the same property conveyed to Amanda G. Knight by Quitclaim deed from Melvin H. Smalley, individually and as Trustee of The Melvin H. Smalley Revocable Living Trust of record in Instrument No. 20150327-0026622 Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on March 27, 2015.

Being the same property devised to Amanda Gale Knight by Last Will and Testament of Melvin Howard Smalley of record in Instrument No. 20170606-0056730 Register's Office for Davidson County, Tennessee, dated March 27, 2010 and recorded on June 6, 2017. See also, Order for Muniment of Title Probate of The Last Will and Testament of Melvin Howard Smalley, deceased, in Probate Court for Sumner County, Tennessee, recorded as Instrument No. 20170606-0056729, in the Register's Office for Sumner County, Tennessee.

Affidavit recorded on July 06, 2017 in Instrument No. 20170706-0068139.Being the same property conveyed to Michelle Sieler, unmarried by Warranty deed from Amanda Knight, a married woman of record in Instrument No. 20170706-0068140 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 06, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3908 Oxford Street, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of June, 2018.

Michelle Sieler

Michelle Sieler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michelle Sieler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of June, 2018.

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

Notary Public

My Commission Expires: 7-2-18