# WARRANTY DEED

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

Bill Garrett Davidson County
Batch# 112336 DEEDWARR
07/03/2018 12:18:51 PM 2 pgs
Fees: $13.00 Taxes: $2,686.57

20180703-0064500

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $726,100.00.

Robert Scott Wright
Affiant

Subscribed and sworn to me on June 29, 2018.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31602

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Erick Wilkie Catron<br>Morgan Carton<br>2908 Oakland Avenue<br>Nashville, TN 37212 | New Owner | -117-04-0-389-00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert Scott Wright, Individually and Co-Executor and John Anthony Wright Individually and Co-Executor for the Estate of Paul Ramsey Wright,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Erick Wilkie Catron and Morgan Catron, a married couple,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Northerly 10 feet of Lot No. 20 and the Southerly 40 feet of Lot No. 21 on the Map of Belmont Terrace as of record in Book 421, Page 101, in the Register's Office for Davidson County, Tennessee.

Said Northerly part of Lot 20 and the Southerly part of Lot 21 front together 50 feet on the Easterly side of Oakland Avenue and run back between parallel lines, 170.5 feet, more or less, to an alley.

Being the same property conveyed to Chester S. Wright and wife, Julia R. Wright by Warranty Deed from Raymond A. Odom and Effie Odom Brown, the heirs of Lucile Odom Thrasher, deceased of record in Book 3887, Page 730, Register's Office for Davidson County, Tennessee, dated May 03, 1965 and recorded on May 05, 1965.

Being the same property conveyed to Julia R. Wright, Trustee U/A/D April 04, 1995 and any amendments thereto by Quitclaim Deed from Julia R. Wright, individually of record in Book 9675, Page 561, Register's Office for Davidson County, Tennessee, dated April 04, 1995 and recorded on May 18, 1995.

Being the same property conveyed to Paul R. Wright, Individually by Quitclaim Deed from Paul R. Wright, Trustee, of The Julia R. Wright Revocable Living Trust U/A/D April 4, 1995 of record in Instrument No. 20100115-0003781 Register's Office for

Davidson County, Tennessee, dated April 21, 2009 and recorded on January 15, 2010. The said Julia R. Wright now being deceased.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Book 421, Page 101, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2908 Oakland Avenue, Nashville, TN 37212-5812.

**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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 29th day of June, 2018.

**The Estate of Paul Ramsey Wright**

By: Robert Scott Wright, Individually and Co-Executor
**Robert Scott Wright, Individually and Co-Executor**

By: Jonathan Anthony Wright, Individually and Co-Executor
**John Anthony Wright, Individually and Co-Executor**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

Before me, the undersigned authority, of the State and County aforesaid, personally appeared **Robert Scott Wright, Individually and Co-Executor and John Anthony Wright Individually and Co-Executor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged themselves to be the Co-Executors of The Estate of Paul Ramsey Wright, deceased, the within named bargainor, and that they as Co-Executors executed the foregoing instrument for the purposes therein contained in their capacity as Co-Executors.

Witness my hand and official seal on June 29, 2018.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021