Bill Garrett Davidson County
Batch# 113384 DEEDWARR
07/09/2018 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20180709-0065973

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,000.00

Affiant

Subscribed and sworn to before me, this 5th day of July, 2018.

Notary Public

My commission expires:
NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jill Weida **Mary Catherine Cooper**	NEW OWNER	**08308015200**
619 Rosebank Avenue	401 Jones Dr.	
Nashville, TN 37206	Old Hickory, TN 37138	

FOR AND IN 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 ACKNOWLEDGE, WE,

Mary J. Wright, single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jill Weida, single woman and Mary Catherine Cooper, single woman

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 map of Section One of Meadow Park, as of record in Book 2083, page 53, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Rosebank Avenue at the common corner of Lots Nos. 1 and 2; thence with line between said lots, southerly 150.5 feet to a point; thence easterly 100 feet to the West margin of Meadow Rose Drive; thence with the margin of the same northerly 130.5 feet to the beginning of a curve; thence around said curve in a northwesterly direction 31.42 feet to the South margin of Rosebank Avenue; thence with the margin of the same westerly 80 feet to the point of beginning.

Being the same property conveyed to Ray E. Wright and wife, Mary J. Wright, by Warranty Deed from James Howard Powers and wife, Mary Powers, dated September 10, 1987, of record in Book 7355, page 418, Register's Office for Davidson County, Tennessee. Ray E. Wright has since died on or around October 3, 1994 leaving Mary J. Wright as sole surviving tenant. Mary J. Wright and Mary Jane Wright are one in the same.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 619 Rosebank Avenue, Nashville, TN 37206.

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 in 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.

Mary Jane Wright by Judy Wright Attorney in fact

_____ Date: 7-5-18

Mary J. Wright by Judy Wright as attorney in fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Judy Wright, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Mary Jane Wright, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book _____, Page 201807090065972, in said Register's Office.

Witness my hand, at office, this 5th day of July, 2018.

_____
NOTARY PUBLIC

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: NOV 0 8 2021

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

