THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180917840

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $495,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of October, 2018.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Karen Y Johnson Davidson County
Batch# 150766 DEEDWARR
10/11/2018 11:44:58 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20181011-0100890

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
New Beginnings Enterprises, LLC PO Box 1447 Brentwood, TN 37024	New Owner	Tax Parcel ID No. 132-01-0-129.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Miriam S. Baird and James L. Sisk, Jr., as Trustees of the Miriam H. Wright Living Trust, Established by the Revocable Trust Agreement of Miriam H. Wright, dated February 25, 2008,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **New Beginnings Enterprises, LLC, a Tennessee Limited Liability Company,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 76 , as shown on the map entitled Plan of Rolling Meadows, of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LONNIE R. WRIGHT, SR. and MIRIAM H. WRIGHT, by deed from MARGARET A. MCGILL, of record in Instrument No. 20050718-0083140, dated July 14, 2005, said Register's Office.

LONNIE R. WRIGHT, SR. died on or about August 10, 2007, leaving MIRIAM H. WRIGHT as the surviving tenant by the entirety.

MIRIAM H. WRIGHT conveyed her interest in the subject property to MIRIAM H. WRIGHT, TRUSTEE OF THE MIRIAM H. WRIGHT LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF MIRIAM H. WRIGHT, DATED FEBRUARY 25, 2008, by deed of record in Instrument No. 20080229-0020106, dated February 25, 2008, said Register's Office.

MIRIAM H. WRIGHT died on or about July 28, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 132-01-0-129.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1424, pages 98 and 99, said Register's Office.

This is improved property located at 4026 Russellwood Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of October, 2018.

Miriam H. Wright Living Trust

BY: Miriam S. Baird, Trustee

Miriam H. Wright Living Trust

BY: James L. Sisk, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Miriam S. Baird and James L. Sisk, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that Miriam S. Baird and James L. Sisk, Jr. are trustees of Miriam H. Wright Living Trust, Established by the Revocable Trust Agreement of Miriam H. Wright, dated February 25, 2008, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of October, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020