This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2984

Karen Y Johnson Davidson County
Batch# 158181 **DEEDWARR**
11/09/2018 02:36:51 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20181109-0111197

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 5th day of November, 2018

Notary Public
My Commission Expires: 12/15/21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua Ellis 4331 Setters Road Nashville, TN 37218	SAME AS NEW OWNER	81-11-390.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Stephen L. Wright and wife, Sandra R. Wright and Aldorothy L. Wright, an unmarried woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joshua Ellis, a married man** 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. 2, McGavock, Wetmore & Others 2nd Addition, Resubdivision of the northerly 90' of Lot No. 279, as shown on survey and plat appearing of record in Plat Book 3500, page 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stephen L. Wright and Aldorothy L. Wright by Warranty Deed from New Covenant Christian Church, recorded July 8, 2005, in Instrument No. 20050708-0079545 and corrected by Scrivner's Affidavit recorded October 18, 2006, in Instrument No. 20061018-0129472, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Stephen L. Wright, Aldorothy L. Wright and Sandra R. Wright by Quitclaim Deed from Stephen L. Wright and Aldorothy L. Wright, recorded January 6, 2015, in Instrument No. 20150106-0001326; as corrected in Instrument No. 20150325-0025738, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1411 Wheless Street, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 5 day of November, 2018.

GRANTOR:

Stephen L. Wright

Sandra R. Wright

Aldorothy L. Wright

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen L. Wright, Sandra R. Wright, and Aldorothy L. Wright, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5 day of November, 2018.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22