(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

File No. 199013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF FEBRUARY, 2019

Notary Public

MY COMMISSION EXPIRES: 3-9-2020

(AFFIX SEAL)

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

Karen Johnson Davidson County
Batch# 198288 DEEDWARR
02/22/2019 04:01:26 PM 2 pgs
Fees: $13.00 Taxes: $628.63
20190222-0016424

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick A. Mendenhall		095-05-0B-041.00 CO
(NAME)	(NAME)	
2120 Lebanon Pike, Unit 121	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	549B Hamilton Ave. Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, 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 **MILTON C. WRIGHT AND WANDA R. WRIGHT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK A. MENDENHALL, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 121, together with the appurtenant interest in the common elements of Easthaven Townhomes, a horizontal property regime established by Declaration of record In Instrument No. 20010806-0083543, as amended in Instrument Nos. 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A-2" to the aforementioned Declaration.

BEING the same property conveyed to Milton C. Wright and Wanda R. Wright, husband and wife, tenants by the entirety with rights of survivorship, by Quitclaim Deed from Milton C. Wright, married to Wanda R. Wright, dated June 29, 2010 and recorded July 8, 2010 in Instrument No. 20100708-0053552, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to the lien of taxes and assessments for the current year and subsequent years; Declaration of Covenants, Conditions, and Restrictions (and By-Laws) for Easthaven Townhomes of record in Instrument No. 20010806-0083543, as amended in Instrument Nos. 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570; Dedication of common area to Easthaven Townhomes of record in

Instrument No. 20020709-0082358, as re-recorded in Instrument No. 20020710-0083021; Charter of Incorporation of Easthaven Townhomes Owners Association, Inc. of record in Instrument No. 20010806-0083542, as amended in Instrument No. 20020709-0082356; Easement for ingress/egress of record in Instrument No. 20031007-0147962; Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Instrument No. 20040319-0031672; and, Electric Transmission Line Easements in Book 1163, Page 638 and Book 1207, Page 513, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as: 2120 Lebanon Pike, Unit 121, Nashville, Tennessee 37210

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), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of February, 2019.

Milton C. Wright

Wanda R. Wright

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named MILTON C. WRIGHT AND WANDA R. WRIGHT, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of February, 2019.

Commission expires: 3-18-19

Notary Public

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY