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

**CRT File No. 190420028**

Karen Johnson Davidson County
Batch# 232446 **DEEDWARR**
05/21/2019 08:53:51 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00

20190521-0047685

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00.

Donald E. Wright
Affiant

Subscribed and sworn to before me, this 17th day of May, 2019.

Notary Public
My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Mona F. Wright and Donald E. Wright<br>224 Wilsonia Avenue<br>Nashville TN 37205 | New Owner | Tax Parcel ID No.<br>103 14 0 068.00 |

**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, **David Greenberg and Mary Greenberg, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mona F. Wright and Donald E. Wright, wife and husband**, ("Grantees"), their 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 Nos. 12, 13 and the Westerly part of lot No. 14 in Block "E" on the Plan of Hillwood Estates, Subdivision of Blocks "A", "B", "C", "D", and "E", as of record in Plat Book 1835, Page 59, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot, and being more particularly described as follows:

Beginning on the Southeasterly margin of West Hillwood Drive at the corner of lots Nos. 11 and 12; thence with the line between said two lots Southeastwardly 206 feet to the Northerly line of lot No. 14; thence Southwardly 190 feet, more or less, to the corner of lots Nos. 14 and 15 on the Northerly margin of Wilsonia Drive; thence with said Drive Westwardly 357.80 feet to the Southeasterly margin of West Hillwood Drive; thence with the same Northeastwardly 385 feet to the beginning.

Being the same property conveyed to David Greenberg and Mary Greenberg, husband and wife by Warranty Deed from Susan L. Tessier, Trustee or any successor Trustee, of the Susan L. Tessier Revocable Trust u/a/d June 23, 2014, recorded on the 23rd day of January, 2015 in Instrument No. 20150123-0006707, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLWOOD ESTATES, SUBDIVISION OF BLOCKS "A", "B", "C", "D" and "E", as recorded in Plat Book 1835, Page(s) 59.

Easement for Sanitary Sewer and Storm Drainage, recorded in Book 6247, Page 83.

This is improved property located at 224 Wilsonia Avenue Nashville TN 37205

**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 17th day of May, 2019.

David Greenberg

Mary Greenberg

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Greenberg and Mary Greenberg, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022