WARRANTY DEED

Karen Johnson
Batch# 238256
06/04/2019 09:22:19 AM
Fees: $13.00 Taxes: $869.50

Davidson County
DEEDWARR
2 pgs

20190604-0052955

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

W-VRES-19-807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephanie Wright and Paul Wright	New Owner	
(NAME)	(NAME)	**094-01-0-218.00**
807 S 13th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 consideration, the receipt of which is hereby acknowledged, **BARBARA FAULK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHANIE WRIGHT AND PAUL WRIGHT,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 145 on the Plan of Payne, Blakemore and Cummings Addition to East Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 145 fronts 50 feet on the Easterly side of South Thirteenth Street and extends back between parallel lines to an alley.

Being the same property conveyed to Robert L. Faulk and wife, Barbara Faulk by Warranty Deed from Robert A. Powell and wife, Carolyn A. Powell of record in Book 4788, page 395, Register's Office for Davidson County, Tennessee, dated January 18, 1974 and recorded on February 14, 1974. The said Robert L. Faulk having since died on February 8, 2014.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **807 S 13th Street, Nashville, Tennessee 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 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 the 31st DAY OF MAY, 2019.

Barbara Faulk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA FAULK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212