Name and Address of New Owner:
Elizabeth Wright
827 Horner Avenue
Nashville TN 37204

Send Tax Bills To:
Studio Bank
124 12th Avenue South, Suite 400
Nashville, TN 37203

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, sSuite 104
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 241867 DEEDWARR
06/11/2019 10:21:30 AM 4 pgs
Fees: $23.00 Taxes: $2,257.00
20190611-0055959

Map & Parcel No: 118-02-0-148

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert Steven Wright and Lindsay H. Wright, husband and wife,** "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Elizabeth Wright, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 56 on the plan of Kirkwood Heights, the W.T. Berry Estate, Section 4, of record in Book 1130, page 18, as amended in Instrument Number 20061005-0124123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 56 fronts 90 feet on the southerly side of Horner Avenue and runs back between lines in a southerly direction 157 feet on the easterly line and 150 feet on the westerly line, as measured around a curve, to a dead line in the rear, on which it measures 74.7 feet.

Being the same property conveyed to Robert Steven Wright and wife, Lindsay H. Wright by Warranty Deed from William Harmon Smallman, married and Ashleigh Suarez Smallman, dated 06/21/2010, recorded 06/22/2010, of record in Instrument No. 20100622-0048851, Register's Office for Tennessee County, Davidson.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 10th day of June, 2019.

Robert Steven Wright

Lindsay H. Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2019, before me personally appeared Robert Steven Wright and Lindsay H. Wright, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 10th day of June, 2019.

Notary Signature

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

AFFIDAVIT OF VALUE

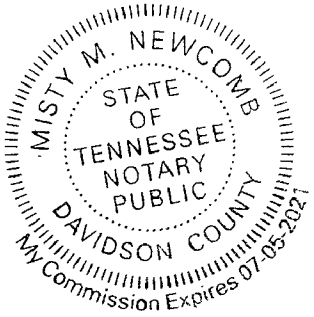
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $610,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 10th day of June, 2019.

Notary Public



True Copy Certification

I, Steve Berneman do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021