THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West
Nashville,

Karen Johnson Davidson County
Batch# 277548 DEEDWARR
08/29/2019 09:44:01 AM 2 pgs
Fees: $13.00 Taxes: $1,076.70

20190829-0087159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 291,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2019.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May, 2 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Adam Wright & Heidi Renee Wright	SAME	MAP 133-13-0-
613 Dunston Drive		PARCEL 018.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Barbara Elizabeth Wilson, John Morris Wilson, Jr., and Richard Andrew Wilson, and Kenneth Monroe Wilson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Adam Wright and wife, Heidi Renee Wright**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 645 on the Plan of Caldwell Hall, Section VII, as of record in Book 3300, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot fronts 80 feet on the South side of Dunston Drive and runs back 151.6 feet on the West line and 156.1 feet on the East line to a dead line in the rear, which is a broken line, on which it measures 80.4 feet.

Being the same property conveyed to Lawrence Marie Wilson by Quitclaim deed from John M. Wilson, Jr. of record in Book 6848, page 245, Register's Office for Davidson County, Tennessee, dated January 17, 1986 and recorded on May 05, 1986. The said Lawrence Marie Wilson died on February 21, 2019 and by her Will, in case no. 19P683 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), she devised this property to her children, Barbara Elizabeth Wilson, John Morris Wilson, Jr., Richard Andrew Wilson, and Kenneth Monroe Wilson.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) restrictions of record in Book 3278, page 458; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Book 3300, page 19; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as 613 Dunston Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tr , 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. 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 our hands this the 27th day of August, 2019.

John Morris Wilson, Jr.

Kenneth Monroe Wilson by John Morris Wilson, Jr., Attorney-in-Fact

Richard Andrew Wilson by John Morris Wilson, Jr., Attorney-in-Fact

Barbara Elizabeth Wilson

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 **John Morris Wilson, Jr. and Barbara Elizabeth Wilson.** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of August, 2019.

My Commission expires 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

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 **John Morris Wilson; Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Kenneth Monroe Wilson and Richard Andrew Wilson**, as their Attorney in Fact, as the free act and deed of the within named **Kenneth Monroe Wilson and Richard Andrew Wilson**.

Witness my hand and official seal this the 27th day of August, 2019.

My Commission expires 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public