WARRANTY DEED

Karen Johnson Davidson County
Batch# 314111 DEEDWARR
11/12/2019 10:07:46 AM 2 pgs
Fees: $13.00 Taxes: $222.00

20191112-0116206

State of Tennessee §
County of Davidson §

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SWORN and SUBSCRIBED to BEFORE ME, this 8th day of November, 2019.

DEBORAH BAKER
Notary Public, State of Texas
Comm. Expires 07-25-2022
Notary ID 2530158

Notary Public
Comm. Expires: 7-25-22

This instrument was prepared by:
Allen Wright, Attorney-at-Law, 5707 W. Interstate 10, San Antonio, TX 78201

Address for New Owner:	Sheila D. Wright, 513 W. Austin St., Fredericksburg, TX 78624
Send Tax Bills to:	Sheila D. Wright, 513 W. Austin St., Fredericksburg, TX 78624
Map Number:	119-13
Parcel Number:	137.00
Tax ID Number:	11913013700

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we WESTOVER INTERESTS, INC., A CORPORATION, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto SHEILA D. WRIGHT, hereinafter called the Grantee, her heirs 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. 47 on the Plan of College Heights of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot 47 fronts 50 feet on the southerly side of Timmons Street, or Avenue, and runs back between parallel lines, along the westerly margin of Meade Avenue, 169 feet to an alley.

BEING the same property conveyed to WESTOVER INTERESTS, INC., A CORPORATION by Warranty Deed from FIROOZ (FRED) YAZDIAN of record in Instrument No. 20061129-0147187, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

THIS PROPERTY IS UNIMPROVED AND IS NOT NOW, AND NEVER HAS BEEN, THE PRINCIPAL PLACE OF RESIDENCE OF GRANTOR HEREIN.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and we, the GRANTOR, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand, this the **8th** day of **November, 2019**.

by Wyatt Wright, Vice-President

WESTOVER INTERESTS, INC., A CORPORATION

By: Wyatt Wright
Title: Vice-President

Acknowledgement

STATE OF TEXAS §
COUNTY OF BEXAR §

Before me, the undersigned notary public, of the state and county mentioned, personally appeared **Wyatt Wright**, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Vice-President of WESTOVER INTERESTS, INC., A CORPORATION, the within named bargainor, a corporation, and that such Vice-President, acting as such Vice-President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Wyatt Wright, Vice-President.

Witness my hand and seal at San Antonio, Texas, this 8th day of November, 2019.

Deborah Baker

Notary Public in and for the State of Texas

My Commission Expires: 7-25-2022

