WARRANTY DEED

State of Texas §
County of Bexar §

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

Sheila D. Wright
Affiant

SWORN and SUBSCRIBED to BEFORE ME, this 19th day of November, 2019.

Deborah Baker
Notary Public
Comm. Expires: 7-25-22

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

Karen Johnson Davidson County
Batch# 317708 DEEDWARR
11/20/2019 09:30:37 AM 2 pgs
Fees: $13.00 Taxes: $222.00
20191120-0119753

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

Address for New Owner:	Colby Barnum Wright, 503 Timmons St., Nashville, TN 37211
Send Tax Bills to:	Colby Barnum Wright, 503 Timmons St., Nashville, TN 37211
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 SHEILA D. WRIGHT, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto COLBY BARNUM WRIGHT, hereinafter called the Grantee, his 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 SHEILA D. WRIGHT by Warranty Deed from WESTOVER INTERESTS, INC., A CORPORATION of record in Instrument No. 20191112-0116206, 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, his heirs and assigns, forever; and I, the GRANTOR, do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 **19th** day of **November, 2019**.

Sheila D. Wright

SHEILA D. WRIGHT

Acknowledgement

STATE OF TEXAS §
COUNTY OF BEXAR §

Personally appeared before me, the undersigned notary public of the state and county mentioned, **Sheila D. Wright**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of November, 2019.

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

Deborah Baker

Notary Public in and for the State of Texas

My Commission Expires: 7-25-2022