Karen Johnson Davidson County
Batch# 347780 DEEDWARR
01/23/2020 01:36:30 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20200123-0008533

WARRANTY DEED

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$560,000.00~~

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF JANUARY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/2021

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1527LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Alexander Douglas Heddle	Bank of England	
1505 Tremont Ave,	5 Statehouse Plaza, Ste. 500	105 01 0 170.00
Nashville, TN 37212	Little Rock AR 72201	

FOR AND IN 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,

RANDALL J. WRIGHT AND ELIZABETH E. WRIGHT, CO-TRUSTEES, WRIGHT FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED DECEMBER 13, 2004

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALEXANDER DOUGLAS HEDDLE, A SINGLE MAN

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:

Land in Davidson County, Tennessee, being Lot No. 83 in the John Boyd's "Ament Tract" of Land, a plan of which is recorded in Book 21, Page 83, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 83 fronts 50 feet on the South side of Hancock or Tremont Street and runs back at right angles with said street, between parallel lines 168 feet, more or less, to an alley.

Being the same property conveyed by Quitclaim Deed from Randy Wright and wife, Ellen Wright to Randall J. Wright and Elizabeth E. Wright, Co-Trustees, Wright Family Revocable Living Trust Agreement, dated December 13, 2004, as recorded on the 22nd day of March, 2005 in Instrument No. 20050322-0031271; Deed from Douglas B. Donley and wife, Connie Jo Donley being one and the same person as Connie Jo Hardy to Randy Wright and Randall J. Wright being one and the same and wife, Ellen Wright and Elizabeth E. Wright being one and the same, as tenants by the entirety, as recorded on the 8th day of April, 1999 in Deed Book 11423, Page 634 (Corrective) and Deed from Douglas B. Donley and wife, Connie Jo Donley being one and the same person as Connie Jo Hardy to Randy Wright and wife, Ellen Wright, as tenants by the entirety, as recorded on the 25th day of February, 1999 in Deed Book 11356, Page 765, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOHN BOYD'S "AMENT TRACT" OF LAND, as recorded in Plat Book 21, Page(s) 83, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1505 Tremont Ave,, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 in 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 hand on the 22nd day of January, 2020.

Wright Family Revocable Living Trust Agreement,
UAD the 13th day of December, 2004

Randall John Wright, Co-Trustee

Elizabeth E. Wright, Co-Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, RANDALL J. WRIGHT AND ELIZABETH E. WRIGHT, CO-TRUSTEES, WRIGHT FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED DECEMBER 13, 2004, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of January, 2020.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: 3/15/2020

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23