35179

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Dolores J. Lucas Affiant
First Title & Escrow Co., Inc. FTEC File No. 35179-11-2019	Subscribed and sworn to before me this 29th day of January, 2020. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Karen Johnson Davidson County
Batch# 352629 DEEDWARR
02/03/2020 02:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20200203-0012329

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adam Wright, Shelby Wright 405 W. Griffin Court Nashville, TN 37221	Churchill Mortgage Corp. 1749 Mallory Lane, Suite 100 Brentwood, TN 37027	Map and Parcel No.: 155 03 0 D 009 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Dolores J. Lucas, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Adam Wright and Shelby Wright, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 405 W. Griffin Court, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Craig Robert Nunn, spouse of Grantor, joins in the execution of this deed to convey any marital interest he holds in the subject property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 29th day of January, 2020.

Dolores J. Lucas

Craig Robert Nunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dolores J. Lucas and Craig Robert Nunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2020.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Allens Green, Section I, as of record in Plat Book 7900, page 632, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dolores J. Lucas by deed dated June 2, 2000 from Charles B. Warren and wife, Margie A. Warren of record in Instrument No. 20000605-0055419, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 155 03 0 D 009 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Allens Green Homeowner's Association, Inc., of record in Book 9231, page 789, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Allens Green Homeowners Association, Inc. of record in Book 11411, page 193, Register's Office for Davidson County, Tennessee.
4. Easement for ingress and egress of record in Book 9227, page 976, Register's Office for Davidson County, Tennessee.
5. Easement for public utilities of record in Book 8626, page 884, Register's Office for Davidson County, Tennessee.
6. Easement to Metropolitan Government of record in Book 8278, page 236, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 9278, page 36, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

