WARRANTY DEED

Karen Johnson Davidson County
Batch# 437332 **DEEDWARR**
07/14/2020 10:59:07 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20200714-0076834

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 3·2·2021
(AFFIX SEAL)

ANN ELISE WALSTON — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF SUMNER — My Comm. Expires

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
James & Meg Investments, LLC.	James + Meg Investments, LLC	73-5-190
(NAME)	(NAME)	
2411 Andrew Place	2307 Stockwood Trail	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Thompson Station, TN 37179	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20201696

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, I/we, **Tina A. Wright** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James & Meg Investments, LLC.**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 31 on the Plan of Riverwood Terrace, as shown on plat of record in Book 1835, page 134, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Gary W. Wright and wife, Tina A. Wright by Deed from John W. Dye and Barbara Ann Dye dated August 6, 1974 and filed of record in Book 4841, page 825, Register's Office for Davidson County, Tennessee. The said Gary W. Wright having since died on or about September 29, 2018 leaving Tina A. Wright as surviving tenant by the entirety.

Unimproved ☐

This is improved ☒ property, known as 2411 Andrew Place, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of July, 2020

Tina A. Wright by Tamra R. Wright, AIF
Tina A. Wright, By: Tamra R. Wright Attorney in Fact

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Tamra R. Wright, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tina A. Wright, and who acknowledged that he/she executed the same as the free act and deed of Tina A. Wright.

Witness my hand, at office, this 7th of July, 2020.

AEWalston
Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires