WARRANTY DEED

Karen Johnson Davidson County
Batch# 473583 **DEEDWARR**
09/10/2020 03:01:57 PM 2 pgs
Fees: $13.00 Taxes: $1,206.20

20200910-0103436

A-CR-20-1605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Chris Wright	**New Owner**	
(NAME)	(NAME)	
307 A S 10th Street		**083-02-0-168.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK J. SHRIFT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRIS WRIGHT, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the westerly 25 feet of Lot No. 51 and all of Lot No. 52 on the map showing subdivision of certain lots in Blocks "A", "B" and "C", of the Weakley Home Place, as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee. Beginning on the northerly margin of Benjamin Street at the corner of Lot Nos 52 and 53; thence with the line between said two lots, northwardly 207 feet; thence eastwardly 18 feet; thence southwardly 27 feet; thence eastwardly 65 feet, more or less, to a point 25 feet east of the northeast corner of Lot No. 52; thence southwardly 187.4 feet more or less, to the northerly margin of Benjamin Street at a point 25 feet east of the southeast corner of said Lot No. 52; thence with the said street westwardly 75 feet to the beginning.

Being the same property conveyed to Patrick J. Shrift by Special Warranty Deed from U S Bank National Association, as Trustee, of record in Instrument No. 20041027-0129112, Register's Office for Davidson County, Tennessee, dated October 22, 2004 and recorded on October 27, 2004.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 12, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1605 Benjamin Street, Nashville, Tennessee 37206-2511**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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 my/our hand(s) this the 9 DAY OF SEPTEMBER, 2020.

Patrick J. Shrift

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK J. SHRIFT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212