THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829886**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $302,500.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2020. Notary Public My Commission Expires: 11-8-2021

Karen Johnson Davidson County
Batch# 490789 DEEDWARR
10/07/2020 09:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,119.25
20201007-0116103

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Don Wright and Whitney Wright 509 Farmington Court Nashville TN 37221	First Bank Mortgage 318 Seaboard Lane Suite 205 Franklin, TN 37067	Tax Parcel ID No. 126-15-0A-022.00 CO

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, **Tyler Frazzini and Mallory Frazzini, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Whitney Wright and Don Wright, wife and husband,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled Phase One Boone Trace at Biltmore, of record in Plat Book 7900 page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TYLER FRAZZINI and MALLORY FRAZZINI, HUSBAND AND WIFE, by deed from JAMES DANIEL BROCK III, of record in Instrument No. 20181002-0097428, dated September 21, 2018 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 126-15-0A-022.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7265, page 657 and amended in Book 9342, page 312 and re-recorded in Book 9735, page 931, Book 10032, page 813, Book 10306, page 817 and Instrument No. 20010717-0075902, said Register's Office.

Overhead Line Easement of record in Book 8992, page 6 2 , said Register's Office.

Easement and Right of Entry Agreement Underground of record in Book 9665, page 420 , said Register's Office.

Agreement for Dedication of Public Utilities Easement(s) of record in Instrument No. 20040204-0013636, said Register's Office.

Matters shown on the Plan of record in Plat Book 7900, page 667, said Register's Office.

This is improved property located at 509 Farmington Court Nashville TN 37221

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 30th day of September, 2020.

Tyler Frazzini

STATE OF Virginia)

COUNTY OF N. Chesterfield)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tyler Frazzini, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2020.

Lavonte D. JR
Notary Public

My Commission Expires: 10/31/2023

LAVONTE DAVIS JR
NOTARY PUBLIC
REGISTRATION # 7830830
COMMONWEALTH OF VIRGINIA
COMMISSION EXPIRES: 10/31/2023

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2020.

Mallory Frazzini
Mallory Frazzini

STATE OF Pennsylvania)

COUNTY OF Beaver)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mallory Frazzini, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2020.

Mary P Cox
Notary Public

My Commission Expires: April 03, 2024

Commonwealth of Pennsylvania - Notary Seal
Mary P. Cox, Notary Public
Beaver County
My commission expires April 3, 2024
Commission number 1031999
Member, Pennsylvania Association of Notaries

Certificate of Authenticity

I, John Cobb Rochford, 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 executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY