THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930634** Karen Johnson Davidson County Batch# 524627 DEEDWARR 12/04/2020 09:57:19 AM 2 pgs Fees: $13.00 Taxes: $4,543.60 20201204-0141026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,228,000.00. Affiant Subscribed and sworn to before me, this 3rd day of December, 2020. Notary Public My Commission Expires:

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 6, 2023

WARRANTY DEED

Address New Owner: Earl Burton Tally III and Sarah Lodge Tally 3518 Hampton Avenue Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 05 0 093.00

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, **Sally S. Wright, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Earl Burton Tally III and Sarah Lodge Tally, husband and wife,** ("Grantees"), its 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 No. 1 on the Map of a Subdivision of Sharber's Home Tract, not of record, described according to a survey made by W. B. Southgate, Surveyor, September 1938, as follows:

Beginning at the Northeast corner of Hampton and Bowling Avenue; thence with the Northerly margin of Hampton Avenue Eastwardly 102 feet 6 inches to the corner of the Lots Nos. 1 and 2; thence with the line between said two lots Northwardly 250 feet to the Southerly line of Lot No. 8; thence with the Southerly line of Lots Nos. 8 and 9 Westwardly 118 feet to the Easterly margin of Bowling Avenue; thence with the said Avenue Southwardly 250 feet to the beginning.

Being the same property conveyed to A. Hugh Wright, III and wife, Sally S. Wright, by Warranty Deed from Thomas E. Breene, Jr., and wife, Faye W. Breene, of record in Book 4567, Page 459, in the Register's Office of Davidson County, Tennessee, dated January 07, 1972 and recorded on January 10, 1972. A. Hugh Wright, III, a/k/a Alfred Hughes Wright, III having since died on September 19, 2018 in Davidson County, Tennessee, leaving Sally S. Wright as the sole tenant by the entirety.

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.

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

This is improved property located at 3518 Hampton Avenue Nashville TN 37215

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 3rd day of December, 2020.

Sally S. Wright by Jeanie Rutland, attorney in fact

Sally S. Wright
BY: Jeanie Rutland, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanie Rutland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Sally S. Wright and that she is authorized by Sally S. Wright to execute this instrument on her behalf.

Witness my hand, at office, this 3rd day of December, 2020.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023