STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of December, 2020.

Notary Public

My commission expires: 4/9/24

(Notary Stamp)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title
149 1st Avenue, North, Franklin, TN 37064

Karen Johnson Davidson County
Batch# 544047 **DEEDWARR**
12/31/2020 02:07:28 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20201231-0155220

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael Houlihan	NEW OWNER	**082-09-0N-004.00-CO**
512 Hume Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

David A. Wright, and wife Leena Wright

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Michael Houlihan, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 4 on the Plan of Final Plat of 6th and Hume of record in Plat at Instrument No. 20060829-0106425, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to David A. Wright, an unmarried man by Warranty deed from Hunter Clark and wife, Micha Clark of record in Instrument No. 20130523-0052208 Register's Office for Davidson County, Tennessee, dated May 16, 2013 and recorded on May 23, 2013; the said David A Wright having since married; Leena Wright, spouse of David A. Wright, joins in this conveyance to convey any interest she may have in the said property, particularly any marital interest.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1WSBRF20512

SP 11/2015

This is improved property known as **512 Hume Street, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 28th day of December, 2020.

David A. Wright

Leena Wright

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David A. Wright and Leena Wright, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of December, 2020.

Notary Public
My Commission Expires: 9/29/21

Lenders TitleFile No. 20-000786-525