WARRANTY DEED

JILL RAMIREZ NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 03-16-2026
(AFFIX SEAL)

G-P-22-1412

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)
Oliver Wesche	**Legacy Home Loans, LLC dba Steadfast Mortgage**	
(NAME)	(NAME)	081-15-0-083.00
1412 22nd Ave N	**4004 Hillsboro Pk. Ste. 216B**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Nashville, TN 37215**	
(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, **BRANDON T. WRIGHT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OLIVER WESCHE, AN UNMARRIED 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:

Land in Davidson County, Tennessee, being Lot No. 83 on the Map of S.A. Champions Subdivision, of record in Plat Book 161, Page 132, Register's Office for said County.

Said Lot No. 83 fronts 50 feet on the Easterly side of 22nd Avenue North and runs back between parallel lines 154.7 feet, more or less, to an alley.

Being the same property conveyed to Brandon T. Wright, unmarried by Warranty deed from Jeffery McGruder, II of record in Instrument No. 20160930-0103268 Register's Office for Davidson County, Tennessee, dated September 26, 2016 and recorded on September 30, 2016 and Scriveners Affidavit, recorded on November 04, 2016 in Instrument No. 20161104-0116787.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 132, 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: 1412 22nd Ave N, Nashville, Tennessee 37208.

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.

Karen Johnson Davidson County
Batch# 859604 **DEEDWARR**
05/20/2022 10:52:59 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20220520-0058778

Witness my/our hand(s) this the 16th DAY OF MAY, 2022.

Brandon T. Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON T. WRIGHT, 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 16th of May, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
03/07/2023
DAVIDSON COUNTY

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