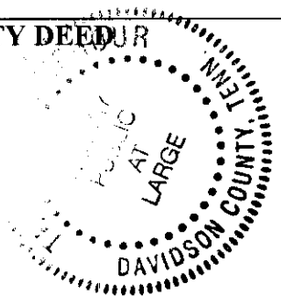
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Anita D. Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 05/15/01 13:40 2pgs
Fees:11.00 Taxes:684.50
20010515-0050212

ANITA D. WOOD ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Bank of America, N.A.	MAP-PARCEL NUMBERS MAP 086
(NAME) 4925 Tulip Grove Lane	(NAME) 2059 Northlake Parkway	GORUP 04-0-B
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Tucker Georgia 30084	PARCEL 37
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARK T. CLINARD AND WIFE, CHRISTINE H. CLINDARD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANITA D. WOOD AND HUSBAND, BRIAN WOOD,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 67 on the Plan of First Revision of Sunset Oaks, Section Two, as of record in Plat Book 7900, Page 942, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark T. Clinard and Wife, Christine H. Clinard by deed from David A. Ward and wife, Susan Michelle Ward of record in Instrument Number 20000 8010076003, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 9082, page 567; Book 7900, page 600, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 4925 Tulip Grove Lane, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 30th day of April, 2001.

Mark T. Clinard by Kenneth O. Clinard ATT'Y IN FACT

Christine H. Clinard by Kenneth O. Clinard ATT'Y IN FACT

STATE OF Tennessee
COUNTY OF WILSON

On this the 30th day of 2001, before me personally appeared Kenneth O. Clinard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mark T. Clinard and Christine H. Clinard, and who acknowledged that they executed the same as the free act and deed of the said Mark T. Clinard and Christine H. Clinard by virtue of that Power of Attorney, duly executed by the said Mark T. Clinard and Christine H. Clinard and appearing of record simultaneously herewith of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 30th day of April, 2001

My Commission Expires: August 8, 2004

Notary Public

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2102344
RETURN TO:
KIMIE PERRY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122