WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/02 09:45 2pgs
Fees:13.00 Taxes:1043.40
20020123-0008933

JACK CASE WILSON NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Sandra E Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: 4/16/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road, Hermitage, Tennessee 37076

H-0371

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra E. Green	Sandra E. Green	075-00-0-137.00
(NAME)	(NAME)	
4483 Chandler Road	4483 Chandler Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, Kenneth L. Woods and wife, Marva B. Woods, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra E. Green, married 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:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 45 on the unrecorded survey of Dale and Associates, Inc., Surveyors, dated 7-2-85, fully described as follows:

Beginning at a concrete monument in the southerly margin of Chandler Road (60' R.O.W.), said parcel also being the southwesterly property corner of Lot 6 and the northerly property corner of the property herein described; thence South 59 deg. 49' 29" East a distance of 1011.48 feet to a point; thence South 12 deg. 07' 03" West a distance of 250.00 feet to a point; thence North 58 deg. 56' 42" West a distance of 1119.46 feet to a point situated in the southerly margin of Chandler Road; thence along the aforementioned southerly margin North 38 deg. 00' 39" East a distance of 222.58 feet to the point of beginning.

Being the same property conveyed to Kenneth L. Woods and wife, Marva B. Woods by Warranty Deed from Larry T. Powell and wife, Susan Elizabeth Powell of record in Book 10146, Page 252, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4483 Chandler Road, 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 our hands this 11th day of January, 2002.

Kenneth L. Woods

Kenneth L. Woods

Marva B. Woods

Marva B. Woods

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth L. Woods and wife, Marva B. Woods the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 11th day of January, 2002.

Commission expires: 4/16/02



Notary Public

RETURN TO:

Jack Case Wilson Title Assocaites, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076