WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/03 10:44 2pgs
Fees:13.00 Taxes:469.90

20031215-0178823

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie A. Daniels	**Capital Bank & Trust Company**	**Map 84-4**
(NAME) **2018 Rosecliff Drive**	(NAME) **1820 West End Avenue**	**Parcel 46**
(ADDRESS) **Nashville, Tennessee 37206**	(ADDRESS) **Nashville, TN 37203**	
(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, I, **Michael W. Wood, Successor Trustee of The Wood Family Trust dated July 9, 2002,** HEREINAFTER CALLED THE GRANTORS, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leslie A. Daniels and David S. Gardner, both unmarried, Tenants in Common with Right of Survivorship,** 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 Davidson County, Tennessee, being Lot No. 112 on the Map of Rosebank Park, as of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No 112 fronts 70 feet on the south side of Rosecliff Drive, and runs back between parallel lines, 180 feet to a dead line.

Being the same property conveyed to The Wood Family Trust, dated July 9, 2002, Ronald R. Wood & Peggy J. Wood, Co-Trustees, by deed from Peggy J. Wood of record in Instrument No. 20020711-0083303, Register's Office for Davidson County, Tennessee. Peggy J. Wood has subsequently died and Ronald R. Wood has resigned as Co-Trustee. Michael W. Wood has become Successor Trustee pursuant to the Trust Agreement for The Wood Family Trust dated July 9, 2002.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee; all matters appearing on the plan of record in Book 1835, page 26, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2018 Rosecliff Drive, Nashville, TN 37206

(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 hand this 11th day of December, 2003.

By: Michael W. Wood

Michael W. Wood, Successor Trustee of The Wood Family Trust, dated July 9, 2002

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, Michael W. Wood, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the successor trustee under that certain agreement dated April 21, 2003, for the benefit of The Wood Family Trust, dated July 9, 2002, and who further acknowledged that he is authorized by said agreement to execute the within instrument, as successor trustee of said trust, for the benefit of said beneficiary.

Witness my hand and official seal at Brentwood, Tennessee this 11th day of December, 2003.

Commission expires:



Robert L. Scruggs Notary Public