WARRANTY DEED	STATE OF TN COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00 Brooke Sternfeld Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2004. Tara A. Carlson Notary Public MY COMMISSION EXPIRES: . (AFFIX SEAL)

TARA A. CARLSON NOTARY PUBLIC AT LARGE KNOX COUNTY TENN My Commission Expires 10/5/04

THIS INSTRUMENT WAS PREPARED BY
SouthEastern Title & Escrow, Ste. 703, 9041 Executive Park Drive, Knoxville, TN 37923

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doreen E. Aleshin and Michael D. Igoe	New Owner	149-04-0-265.00
(NAME)	(NAME)	
409 Gregg Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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 Wood, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doreen E. Aleshin and Michael D. Igoe, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 409 Gregg Court, Nashville, TN 37217
(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 14th day of April, 2004.

Kenneth L Wood

Kenneth L Wood

STATE OF TN
COUNTY OF DAVIDSON

On this 14th day of April, 2004 before me personally appeared Kenneth L. Wood, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 14th day of April, 2004.

William F. Wood NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Commission expires: March 17, 2007

William F. Wood
Notary Public

Davidson County DEEDWARR
Recvd: 04/21/04 11:00 2pgs
Fees:13.00 Taxes:303.40

20040421-0045189

EXHIBIT A

Property Address: 409 Greg Court, Antioch, Tennessee 37211

Land in Davidson County, Tennessee, being Lot No. 3-B on the Plan of Zone Lot Division Lots 1 thru 7 Edge-O-Lake Section 21, of record in Plat Book 5200, page 577, as amended in Plat Book 6200, Page 156 and Surveor's Correction in Book 6237, page 243, Register's Office for said County, to which plan reference is hereby made for a more and accurate legal description thereof.

Said Lot No. 3B fronts 24.69 feet on the southwesterly margin of a cul-de-sac of Gregg Court (formerly known as Rural Hill Court) and extends back 90.60 feet on the northerly line and 205.44 feet on the southerly line, being a broken line, to a broken line in the rear, measuring 199.15 feet thereon.

This conveyance is subject to the following:

Taxes for the year 2003 and subsequent years.
Plan of record in Book 5200, page 577, as amended in Book 6200, page 156, and as corrected in Book 6237, page 243, said Register's Office.
Easement for Perpetual Maintenance of record in Book 10832, Page 271, said Register's Office.
Restrictive Covenants contained in Instrument of Record in Book 6140, Page 420, said Register's Office.

BEING the same property conveyed to John J. Woods, married, by Warranty Deed from Ernest Dale Parker, unmarried, dated 7/21/98 and filed for record 7/22/98 in Book 11031, Page 37, said Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Kenneth L. Wood, an unmarried person, by Warranty Deed from John J. Woods and wife, Ann Casey Woods, dated 12/23/02 and filed for record on 12/26/02 in Instrument Number 200212260158725, said Register's Office for Davidson County, Tennessee.

The above description is being taken from the prior Deed of Record with no new survey having been done at the time of this conveyance.