McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

File No. 250501524

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2005.

Notary Public

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES AUG. 14, 2005

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/10/05 11:22 2 pgs
Fees:13.00 Taxes:1332.00
20050610-0066697

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher R. Brown	New Owner	171/04-0-B/14
(NAME)	(NAME)	
5637 Cloverland Park Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027		
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Patrick J. Wood and wife, Marie Hebron-Wood**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher R. Brown**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 14, Cloverland Park, as shown by plat of record in Instrument Number 20001013-0102079 *20001013010207*9, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Patrick J. Wood and wife, Marie Hebron-Wood, by Deed from Alan D. Adams, Inc., dated August 22, 2003, filed for record on August 27, 2003, in Instrument Number 200308270124090, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5637 Cloverland Park Drive, Brentwood, TN 37027
(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 GRANTEE(S), HIS 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), HIS 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 2nd day of June, 2005.

Patrick J. Wood

Marie Hebron-Wood

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Patrick J. Wood and wife, Marie Hebron-Wood, 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 Brentwood, Tennessee, this 2nd day of June, 2005.

My Commission Expires: _____

_____
Notary Public

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Exp. Jan. 26, 2006

File Number: 250501524

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

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