File No. 251201094

WARRANTY DEED

TAMMY JO SULCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 01/05/06 12:23 2 pgs
Fees:13.00 Taxes:408.85

20060105-0001608

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jersen Scottland	Same as New Owner	52-12-B 65.00CO
(NAME) 1115 Alandee Street	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS) ,	
(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, I, Gary D. Wood, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jersen Scottland**, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 101, Phase II-C, Sec 2, River Glen Revision of units 96, 97, 99 and 100, as shown on plat of record in Plat Book 6900, Page 650 and as amended in Book 7900, Page 548, Book 7900, Page 549, Book 8250, Page 323, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gary D. Wood, unmarried by deed on 2/17/2005 from Sarah Hornbuckle, unmarried, of record in Instrument No. 200502170018149, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Page 650; Book 7900, page 549; Book 8250, page 323, Register's Office of said County.

MASTER DEED as shown of record in Deed Book 7566, Page 571 and amended in Book 9730, page 944 and Book 9730, page 947, Register's Office for said County.

By-Laws as shown of record in Deed Book 7566, Page 606, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7566, Page 571; Book 9730, page 944; Book 9730, page 947, Register's Office of said County.

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 1115 Alandee Street, Nashville, TN 37214
(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), Her 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), Her 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 December, 2005.

Gary D. Wood by Rebecca Williams Blackall, attorney in fact

By: _____
Rebecca Williams-Blackall, His Attorney in Fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Rebecca Williams-Blackall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Book *___, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Gary D. Wood (herein called the "**Maker**"), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 12/30/2005.

My Commission Expires:. 1-23-06

Tracey Trumbhour, Notary Public.

* 20060105.0001607

TRACEY TRUMBHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 251201094
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122