6

WARRANTY DEED

FILE BOX 19B
06-02-010-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of February, 2006

Notary Public

My Commission Expires: ~~03/31/07~~ 11/25/06 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/23/06 09:57 2 pgs
Fees:13.00 Taxes:442.15
20060223-0021064

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DONNA M. WOOD	**COUNTRYWIDE HOME LOANS**	P/O 91-1
(NAME) 753 A. 23rd Street	(NAME) **801 CRESCENT CENTRE DRIVE, STE 510**	101.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) **FRANKLIN, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **FRANCES R. GADDIS, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DONNA M. WOOD,** hereinafter called the Grantee(s), 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. 3 on the Final Subdivision Plat, Resubdivision of Lot 2, Resubdivision of a part of Lot Ns. 5 and 6 on the Plan of West Nashville Annex of record in Instrument No. 20060217-0019160, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to FRANCES R. GADDIS, A MARRIED WOMAN, by Deed from LISA D. FRIEDLAND, UNMARRIED, of record in Instrument No. 20030509-0062847, and by Deed from Michael Temple, married joined by his wife, Patricia L. Temple of record in Instrument No. 20050930-0117528, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year on Lot Nos. 2 & 3 which have been prorated and assumed by the Grantee(s) herein.

Property is not now nor ever has been principal place of residence of the Grantor.

BEING unimproved ☐
Improved ☒ property known as: 753 A. 23rd Street, Nashville, TN, 37209.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 17th day of February, 2006.

FRANCES R. GADDIS

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 **FRANCES R. GADDIS, MARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of February, 2006.

My Commission Expires: 03/31/07

Notary Public