WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$242,700.00**

Violet Cieri
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON ... NOTARY PUBLIC ... DAVIDSON COUNTY

My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Violet Cieri	**Franklin American Mortgage Company**	**147-9-35**
(NAME)	(NAME)	
5004 Marchant Drive	**501 Corporate Centre Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Franklin, TN 37067**	
(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, **David B. Wood**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Violet Cieri, unmarried**, 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:

Being Lot No. 109 on the Plan of Crievewood, as of record in Book 2331, page 99, Register's office for said County, described as follows:

Beginning on the northeasterly margin of Marchant Drive at the corner of lots Nos. 108 and 109; thence with the line between said two lots northeastwardly 97.65 feet to the corner of lots Nos. 108 and 109; thence north 3 deg. 09' east 106.50 feet to a concrete monument; thence north 41 deg. 48' west 43.5 feet to the corner of lots nos. 109 and 100; thence with the line between said two lots southwestwardly 172.8 feet to the northeasterly margin of Marchant Drive; thence with the said southeastwardly 117 feet to the beginning.

Being the same property conveyed to David B. Wood by deed dated August 11, 2006 from Mildred Rains, unmarried of record in Instrument No. 20060814-0100039, said Register's Office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **5004 Marchant Drive, Nashville, TN 37211**

(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 30th day of November, 2006.

David B. Wood

Davidson County DEEDWARR
Recvd: 12/04/06 08:36 2 pgs
Fees:13.00 Taxes:897.99

20061204-0148854

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 David B. Wood, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30TH DAY OF NOVEMBER, 2006.

Commission expires:

Notary Public

