Davidson County DEEDWARR
Recvd: 09/25/07 09:52 2 pgs
Fees:13.00 Taxes:331.15

20070925-0114095

File No. 270800846

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: April 12, 2008.
(AFFIX SEAL)

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney at Law
Cumberland Title
885 Conference Drive, Suite 200
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert Wood	Herbert Wood	042-09-0-071.00
(NAME) 1003 Westchester Dr.	(NAME) 1003 Westchester Drive	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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,

Robert B. Kellogg and wife, Connie R. Kellogg,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Herbert Wood and wife, Victoria 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. 147 on the Plan of Kemper Heights Subdivision, Section One, as of record in Book 2331, Pages 65 and 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert B. Kellogg and wife, Connie R. Kellogg by deed from Harry D. Bass and wife, Marie Bass, executed February 12, 1990 and recorded February 14, 1990, in Book 8045, Page 306, 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 1003 Westchester Dr., Madison, TN 37115
(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), THEIR 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), 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/our hands this 21st day of September, 2007.

Robert B. Kellogg

Connie R. Kellogg

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert B. Kellogg and wife, Connie R. Kellogg, 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 at office this 18th day of September, 2007.

Commission expires: April 12, 2008

Rebecca Campbell Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Summer County

File Number: 270800846

RETURN TO:

Cumberland Title
885 Conference Drive, Suite 200
Goodlettsville, TN 37072