WARRANTY DEED

File Number: 70091

Davidson County DEEDWARR
Recvd: 01/11/08 15:13 5 pgs
Fees:28.00 Taxes:22.20
20080111-0003699

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 4/28/09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric K Wood Sr	Eric K Wood Sr	092-03-0-256.00
(NAME)	(NAME)	
1902 Meharry Boulevard	1902 Meharry Boulevard	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, Thomas J. Harris and Felicia L. Harris and William S. Moore, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric K Wood Sr, 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:

SEE ATTACHED EXHIBIT A

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☒

This is improved ☐ property, known as 1902 Meharry Boulevard, Nashville, TN 37208
(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 our hands this 11th day of January, 2008.

Thomas J. Harris

Felicia L. Harris

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 Thomas J. Harris, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Thomas J. Harris executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of January, 2008.

Commission expires: 4/28/09

ANGELA HARRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Notary Public

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 Felicia L. Harris, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Felecia L. Harris executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of January, 2008.

Commission expires: 4/28/09

ANGELA HARRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Notary Public

Witness our hands this 9th day of January, 2008.

William S. Moore

STATE OF GEORGIA COUNTY OF Spalding

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William S. Moore, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that William S. Moore executed the within instrument for the purposes therein contained

Witness my hand and official seal at Hampton, Georgia this 9 day of January, 2008.

Commission expires: MY COMMISSION EXPIRES MAY 1, 2008

Notary Public

EXHIBIT A

1802 Meharry Boulevard, Nashville, TN 37208 **Map 092-03 Parcel 256.00**

Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 4 in the Subdivision of Lots Nos. 5 and 7, of the Harding Lytle Tract (being part of the original Lot No. 8) a plan of which subdivision is of record in Book 57, page 28, of the Register's Office for Davidson County, Tennessee. Said Westerly part of Lot No. 4 fronts 25 feet on the northerly side of Meharry Boulevard, formerly Heffernan Street, and runs back between lines with the easterly line of Lot No. 5 on said plan 182.6 feet to an alley.

Being part of the same property conveyed to Roy D. Cooper, by deed from Jefferson Realty Company, or record in Book 2197, page 313, said Register's Office, and devised to Anita Cooper and Kathryn Cooper, deceased, of record in Will Book 80, page 282, County Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry Diamond and wife, Ida Diamond by Warranty Deed from Anita Cooper and Kathryn Cooper Babb as of record on May 4, 1965 in Record Book 3886, Page 994, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mr. and Mrs. Thomas J. Harris, Jr. and Mr. William S. Moore by Final Decree Confirming Sale from Harry Diamond, Et Ux by and through the Chancery Court for Davidson County, Tennessee as of record on January 31, 2000 in Instrument No. 20000131-0009641, Register's Office for Davidson County, Tennessee.

PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2010

ELIZABETH A GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010