WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090044025 DEEDWARR
Recvd: 07/01/09 10:50 3 pgs
Fees: 18.00 Taxes: 148.00

20090701-0061307

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas McClanahan	SAME	Map 119-1
(NAME) 6586 Burkitt Road	(NAME)	Parcel 367
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS)	
(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, **MAXINE T. BOZMAN, EXECUTRIX OF THE ESTATE OF EVA TAYLOR WOOD, AND RONALD LEWIS WOOD AND WILLIAM FLOYD WOOD AND LARRY WAYNE WOOD AND MARY E. HOOPER AND MAXINE T. BOZMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS MCCLANAHAN**, 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:

Land in Davidson County, Tennessee, being the westerly 33 feet of Lot No. 93 and the easterly 17 feet of Lot No. 94 on the Plan of Overhill City and W. H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30 of Cumberland Nurseries of record in Plat Book 332, page 21, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 93 and 94 front together 50 feet on the southerly side of Oriel Street and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to D. T. Taylor by decree of Part II of the Chancery Court for Davidson County, Tennessee, of record in Minute Book 87, page 806, Rule No. A2642A, and recorded in Book 4743, page 68, Register's Office for Davidson County, Tennessee. The said D. T. Taylor having since died and Maxine T. Bozman, Mary E. Taylor Hooper and Eva Taylor Wood being the sole surviving heirs of D. T. Taylor, deceased. Maxine T. Bozman and Mary E. Taylor Hooper conveyed their interest in said property to Eva Taylor Wood by Quitclaim Deed of record in Book 4763, page 572, said Register's Office. Eva Taylor Wood died June 3, 2009. Ronald Lewis Wood, William Floyd Wood, Larry Wayne Wood, Mary E. Hooper and Maxine T. Bozman are the devisees under the Will of Eva T. Wood Probated under Docket No. 09P979, Probate Court Clerk's Office for Davidson County, Tennessee. Said will directs that said residence is to be sold.

This conveyance is subject to (a) 2009 real property taxes; and (b) all matters appearing on the plan of record in Book 332, page 21, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 315 Oriel Avenue, Nashville, Tennessee 37210
A/K/A 315 Oriel Street, Nashville, Tennessee 37210
(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 June, 2009.

Ronald Lewis Wood
Ronald Lewis Wood

Maxine T. Bozman
Maxine T. Bozman, Executrix of the Estate of Eva T. Wood

William Floyd Wood
William Floyd Wood

Larry Wayne Wood By Ronald Lewis Wood, Wood A.I.F.
Larry Wayne Wood By Ronald Lewis Wood, His Attorney in Fact

Mary E. Hooper
Mary E. Hooper

Maxine T. Bozman
Maxine T. Bozman

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 Maxine T. Bozman, Executrix of the Estate of Eva Taylor Wood, the bargainor, 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 Nashville, Tennessee this 30th day of June, 2009.

Commission expires:

AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Amy Adams Gowan
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 Ronald Lewis Wood and William Floyd Wood and Mary E. Hooper and Maxine T. Bozman, the bargainor, 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 June, 2009.

Commission expires:

AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Amy Adams Gowan
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of June, 2009, before me personally appeared Ronald Lewis Wood, to me known to be the person who executed the foregoing instrument on behalf of Larry Wayne Wood and acknowledged that he executed the same as the free act and deed of Larry Wayne Wood.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2009.

Commission expires:

Amy Adams Gowan

Notary Public

