22413-8

Box 14A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$211,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

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
Susan McFerrin	**Community Mortgage Corporation**	**131-5-A-105CO**
(NAME)	(NAME)	
105 Jefferson Square	**142 Timber Creek Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Cordova, TN 38018**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100018653 DEEDWARR
Recvd: 03/31/10 09:10 2 pgs
Fees:13.00 Taxes:780.70

20100331-0023832

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, **James Michael Wood, Wayman Houston Wood, John Price Wood and Thomas Shirley Wood, IV the sole devisees under The Last Will and Testament of Rosalyn Sheram Wood,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan C. McFerrin**, 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:

** an unmarried woman**

LAND in Davidson County, Tennessee, being UNIT No. B-105, on the Plan of Section One, Jefferson Square Townhouses, Condominium Apartments, of record in Plat Book 4675, page 12, 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 Unit No. 105, Jefferson Square, Section One, a condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Tennessee, as specified on the Plat of Jefferson Square Townhouses, Section One, Condominium Apartments, of record in Book 4675, page 12 of the Register's Office for Davidson County, Tennessee, as established by Master Deed of record in Book 4731, page 332, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4731, page 341, of the Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James W. Wood, married by Warranty Deed dated August 28, 1973, from Reese L. Smith, Jr. and Harry M. Rowland, Trustees of record in Book 4743, page 823 Register's Office for Davidson County, Tennessee. The said James W. Wood having died on July 19, 1978. The said property was devised to Wanda J. Bateman and Daniel R. Loftus, as Trustees, and their successor trustees under that certain Life Insurance Trust Agreement dated September 22, 1977, by the Last Will and Testament of James W. Wood of record in Will Book 124, page 168, Probate Court for said County. Rosalyn Sheram Wood, spouse of James W. Wood, died on May 9, 2007, and per Item Three of The Last Will and Testament for Rosalyn Sheram Wood, Probate No. 07P-801, she had a power of appointment with respect to Trust A under said Life Insurance Trust Agreement and pursuant to the power granted therein to her, she specifically appointed said property to be distributed outright and free of trust. In accordance with Item Four of The Last Will and Testament of Rosalyn Sheram Wood, the property was devised equally to James Michael Wood, Wayman Houston Wood, John Price Wood and Thomas Shirley Wood, IV
The above described property was never used as a primary residence for any of the above named Grantors or their spouses.

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 **105 Jefferson Square, Nashville, TN 37215**

(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 26th day of March, 2010.

Wayman Houston Wood

By: James Michael Wood, Attorney in Fact

John Price Wood

By: James Michael Wood, Attorney in Fact

James Michael Wood

Thomas Shirley Wood, IV

By: James Michael Wood, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Michael Wood, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who in his capacity as executor under The Last Will and Testament of Rosalyn Sheram Wood acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26TH DAY OF MARCH, 2010.

Commission expires: My Commission Expires JULY 5, 2011

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Michael Wood with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Wayman Houston Wood, John Price Wood, Thomas Shirley Wood, IV and being authorized to act on behalf of said persons he executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26TH DAY OF MARCH, 2010.

Commission expires: My Commission Expires JULY 5, 2011

Notary Public