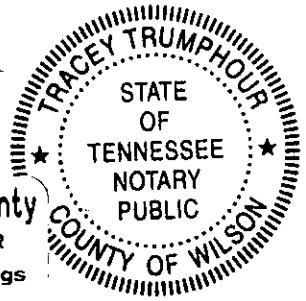
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20110030810 DEEDWARR
Recvd: 05/24/11 11:01 2 pgs
Fees:13.00 Taxes:555.00
20110524-0039662

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert L. Wood Jr.	SAME	085-10-0-016.00
(NAME)	(NAME)	
13018 Lebanon Rd.		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, Tn. 37122		
(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, **Michelle Ellene Givens and Bruce Eric Givens, Co-Trustees of The Mary R. Givens Trust**, hereinafter called the GRANTOR (S), has bargained and sold, and by these presents do transfer and convey unto **Robert L. Wood Jr.**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 252, on the Plan of Stanford Country Club Estates, as shown by plat appearing of record in Plat Book 5210, Page 85, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Mary Rios Givens, Trustee of the Mary R. Givens Trust, by QuitClaim Deed dated June 13, 2000, from Mary R. Givens and filed for record on August 30, 2000, in Instrument No. 20000830-00085776, Register's Office for said County. The said Mary Rios Givens having since died on May 6, 2009, and as set out in said Trust Agreement, the successors in trust are Michelle Elaine Givens and Bruce Eric Givens, Co-Trustees under the Mary R. Givens Trust.

Being the same property conveyed to Dingess M. Givens (NOW DECEASED) and wife, Mary R. Givens by Deed dated May 30, 1985, from Judy Z. King and husband, David L. King and filed for record on June 26, 1985, in Book 6592, Page 483, Register's Office for said County.

Taxes for the year 2011, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the plat of record in Plat Book 5210, Page 85, Register's Office of said County.
Deed of Conveyance Easement as shown of record in Book 5394, Page 281, Register's Office for said County.
Easement for the flow of Stones River, as much as thereon may flow, from time to time.
Warranty Deed of Flowage Easement as shown of record in Book 2243, Page 587, Register's Office for said County.
Sanitary Sewer and Storm Drainage Easement of record in Book 4786, Page 810, Register's Office for said County.

For the purposes of this transaction Michelle Elaine Givens and Michelle Ellene Givens are one and the same person.

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 309 Myrick Drive, Nashville, TN 37214
(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/or 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/or 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 19th day of May, 2011.

MICHELLE ELLENE GIVENS AND BRUCE ERIC GIVENS, CO-TRUSTEES OF THE MARY RIOS GIVENS TRUST

Michelle Ellene Givens Co-Trustee
Michelle Ellene Givens
Co-Trustee

Bruce Eric Givens Co-Trustee
Bruce Eric Givens
Co-Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle Ellene Givens and Bruce Eric Givens with whom I am personally acquainted and who proved himself/herself to be the Co-Trustees of The Mary R. Givens, Trust, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th Day of May, 2011.

My Commission Expires: 9.2.2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01292-1053
SMG TN Warranty Deed