Bk 136
25467

BILL GARRETT, Davidson County
Trans:T20120041363 DEEDWARR
Recvd: 06/05/12 14:03 2 pgs
Fees:13.00 Taxes:610.50
20120605-0049005

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00
return to: Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215	Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2012 Notary Public MY COMMISSION EXPIRES 5-24-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Greenfield	SAME AS NEW OWNER	
(NAME)	(NAME)	
7813 Farmington Place		125-15-A-041.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Nicholas Wood and Nikki Wood**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathan Greenfield**, unmarried 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 Lot No. 41, Phase One on the Plan of Boone Trace at Biltmore, as of record in Plat Book 7900, page 667, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nicholas Wood and Nikki Wood, husband and wife, by Warranty Deed from Lane S. Wilson and wife, Leah A. Wilson, dated July 31, 2001 and filed on August 18, 2001 in Instrument Number 20010815-0087902, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7813 Farmington Place, Nashville, TN 37221

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, has 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 **31st** day of **May, 2012**

Nicholas Wood

Nicholas Wood

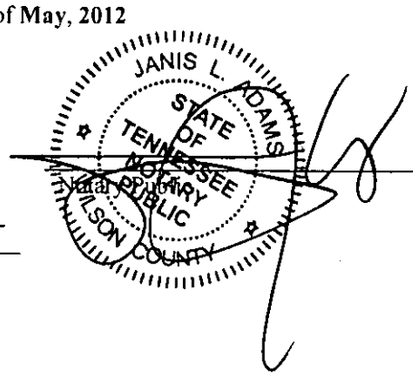
Nikki Wood

Nikki Wood

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Nicholas Wood and Nikki Wood**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **May, 2012**



My commission expires: 5-4-15