WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120075337 DEEDWARR
Recvd: 10/04/12 09:59 2 pgs
Fees: 13.00 Taxes: 462.13
20121004-0090892

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$124,900.00**

Kristi Alyn Elkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2012.

Robert L. Scruggs
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristi Alyn Elkins	**Cornerstone Home Lending**	**MAP 92-2**
(NAME)	(NAME)	
6005 California Avenue	**100 Winners Circle**	**PARCEL 207.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Brentwood, TN 37027**	
(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, I, **DONNA M. WOOD, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTI ALYN ELKINS, 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. 6 of Block 14 on an unregistered extension of Cherokee Park Subdivision of record in Book 161, page 75, Register's office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Said Lot 6 fronts 50 feet on the southerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Donna M. Wood by Trustees's Deed from Robert H. Waldschmidt, Trustee in Bankruptcy for Christopher M. Richey, dated June 4, 2012, recorded June 11, 2012, of record in Instrument No. 20120611-0050610, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 161, page 75, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **6005 California Avenue, Nashville, TN 37209**

(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 3rd day of October, 2012.

Donna M Wood
By Shirley Slack AIF

Donna M. Wood
By: Shirley Slack, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Shirley Slack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument on behalf of Donna M. Wood, the within named bargainor for the purposes therein contained as the free act and deed of Donna M. Wood.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of October, 2012.

Commission expires:



Robert L Scruggs
Notary Public