WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: March 30, 2014

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric Wood	Eric Wood	04312004400
(NAME)	(NAME)	
901 E. Old Hickory Blvd.	901 E. Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JAMES ALLEN HALE, an unmarried man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC WOOD AND WIFE, KRISTINA L. WOOD, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TWO TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Tract No. 1: Being Lot No. 19 of Block "A" on the Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 and the westerly part of Lot No. 9 of Anderson Estates, as of record in Book 1424, Page 107, Register's Office for Davidson County, Tennessee. Said Lot No. 19 fronts 55 feet on the easterly side of Eagan Circle and runs back 84.6 feet on the northerly line, and 94.9 feet on the southerly line to a dead line measuring 55 feet, more or less, thereon.

Tract No. 2: Being part of Lot No. 9 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, being Lot No. 23 of Block "A" on the preliminary plan of Myatt-Eagan Subdivision of the west part of said Lot No. 9, not of record, described according to a survey made by Harvey Gee, Surveyor, dated August, 1947 as follows: Beginning at a point on the southwesterly margin of Vandiver Drive, 811.4 feet, more or less, northwesterly from the northwest corner of said Vandiver Drive and Old Hickory Boulevard, said point being also the northeast corner of Lot No. 24 on said plan; thence with the southwesterly margin of said Vandiver Drive, N. 37 deg. 02' W 50 feet to the southeast corner of Lot No. 20; thence with the line between said Lots Nos. 20 and 23, southwestwardly 88.9 feet to the corner of Lots Nos. 19 and 23; thence with the line between said lots No. 19 and 23, southeastwardly 51.2 feet to the common corner of lots Nos. 18, 19, 23 and 24; thence with the line between said lots Nos. 23 and 24, northeastwardly 100.9 feet to the beginning.

Being the same property conveyed to James Allen Hale and wife, Lucille Pearl Hale by Quitclaim Deed dated April 29, 1985 from Johnny E. Hale and Patricia J. Hale Stewart of record in Book 6544, Page 110, Register's Office for Davidson County, Tennessee and further being the same property conveyed to James Allen Hale by Quitclaim Deed from Lucille Pearl Hale dated March 27, 1992 and recorded in Book 8605, Page 875, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE MATTERS SET FORTH ON THE REVISED PLAN OF MYATT-EAGAN SUBDIVISION OF LOT NO. 8 AND THE WESTERLY PART OF LOT NO. 9 OF ANDERSON ESTATES, WHICH PLAN IS OF RECORD IN BOOK 1424, PAGE 107, SAID REGISTER'S OFFFICE AND FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF ANDERSON ESTATES OF RECORD IN BOOK 1130, PAGE 37, SAID REGISTER'S OFFICE AND SUBJECT TO EASEMENT AND RESTRICTIONS OF RECORD.

BILL GARRETT, Davidson County
Trans:T20120081946 DEEDWARR
Recvd: 10/29/12 11:43 2 pgs
Fees:13.00 Taxes:66.60

20121029-0098865

unimproved ☐

This is improved ☑ property, known as 136 Eagan Circle, Madison, TN 37115

(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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 October, 2012.

James Allen Hale

STATE OF TENNESSEE

COUNTY OF Davidson

On this 26th day of October, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Allen Hale**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115