File Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120097658 DEEDWARR
Recvd: 12/21/12 08:36 2 pgs
Fees:13.00 Taxes:173.90
20121221-0117694

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 2-2-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Wood	NEW OWNER	05203003200
(NAME)	(NAME)	
1400 Latimer Lane		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	,	
(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, WE, **Wanda G. Burnett, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Wood and wife, Kristina Wood**, 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:

Being part of Lot No. 53 on the plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum Land in the 11th Civil District of Davidson County, Tennessee.

Said part of Lot No 53 fronts 59.8 feet on the easterly side of Kinsey Boulevard and extends back 102.9 feet on the northerly line and 132.7 feet on the southerly line to the rear on which it measures 50 feet.

Being part of the same property conveyed to Helen B Burnett, a widow, by deed from Robert T. Stight and wife, Alice V. Stight of record in Book 4226, page 834, Register's Office for Davidson County, Tennessee. Helen B. Burnett Quitclaimed her interest to Helen B Rekart of record in Book 8295, page 503, said Register's Office. Helen B. Rekart, unmarried, quitclaimed one-half (1/2) interest to Wanda G. Burnett, unmarried, Michael Todd Burnett, married, and Philip Duane Burnett, married, reserving a life estate interest unto Helen B. Rekart of record in Instr. No. 20100126-0006474, said Register's Office. Michael Todd Burnett, et ux and Philip Duane Burnett, et ux quitclaimed their interest to Wanda G. Burnett, unmarried reserving a life estate interest unto Helen B. Rekart of record in Instr. No. 20100202-0008354, said Register's Office. Helen B. Rekart, unmarried, quitclaimed her remaining interest to Wanda G. Burnett, married, Michael Todd Burnett, married, and Philip Duane Burnett, married, reserving a life estate interest unto Helen B. Rekart of record in Instr. No. 20100208-0009918, said Register's Office. Michael Todd Burnett, et ux and Philip Duane Burnett, et us, quitclaimed all of their interest to Wanda G. Burnett, unmarried, reserving a life estate interest unto Helen B. Rekart of record in Instr. No. 20100212-0010966, said Register's Office. Helen B. Rekart having died on 11-17-11, extinguishing her life estate.

This conveyance is subject to 2012 taxes, paid, prorated and assumed by the Grantees; Subject to right-of-way Kinsey Boulevard as set out in Book 3912, page 117, said Register's Office. Subject to the rights and claims of parties in possession. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 423 Kinsey Boulevard, Nashville, 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 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 19 day of December, 2012.

Wanda G. Burnett

STATE OF TENNESSEE

COUNTY OF CUMBERLAND

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Wanda G. Burnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and who upon acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, this 19 day of December, 2012.

Notary Public

My Commission Expires: 7-7-2015

