WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

G-FSBO-13-6863

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chase G. Wood	new owner	
(NAME)	(NAME)	**102-7-14.00**
6653 CABOT DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **JEREMY STACEY GODWIN, A SINGLE PERSON AND SOLE HEIR AT LAW OF ALICE FAYE GODWIN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHASE G. WOOD AND GARY D. WOOD AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 124, CHARLOTTE PARK, SECTION 26, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3700, PAGE 91, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM DOROTHY NELSON, UNMARRIED TO ALICE FAYE GODWIN AS RECORDED ON THE 3RD DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061003-0122622 AND AFFIDAVIT OF HEIRSHIP AS RECORDED ON THE 14TH DAY OF JUNE, 2012 IN INSTRUMENT NO. 20120614-0052460, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALICE FAY GODWIN HAVING DIED MARCH 17, 2012 LEAVING SAID PROPERTY TO HER SOLE HEIR AT LAW, JEREMY STACEY GODWIN BY AFFIDAVIT OF HEIRSHIP FILED JUNE 14, 2012 OF RECORD IN INSTRUMENT NO. 20120614-0052460, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN PLAT BOOK 3700, PAGE 91; RESTRICTIVE COVENANTS OF RECORD IN BOOK 4065, PAGE 67; BOOK 4142, PAGE 166 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **6653 Cabot Drive Nashville, Tennessee 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 GRANTEE(S), their heirs and 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 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.

BILL GARRETT, Davidson County
Trans:T20130015152 DEEDWARR
Recvd: 02/22/13 15:07 2 pgs
Fees:13.00 Taxes:222.00

20130222-0018116

Witness my/our hand(s) this 13th day of February, 2013.

Jeremy Stacey Godwin by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of February, 2013, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jeremy Stacey Godwin and who acknowledged he executed the same as the free act and deed of the said Jeremy Stacey Godwin.

Witness my hand and official seal, this the 13th day of February, 2013.

Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212