THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Tiffany C. Wood
4536 Woodside Circle
Old Hickory, TN 37138

MORTGAGEE
Franklin American Mortgage
501 Corporate Centre Drive, Ste. 400
Franklin, TN 37067

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 064-04-0
PARCEL 021.00

BILL GARRETT, Davidson County
Trans:T20130017727 DEEDWARR
Recvd: 03/04/13 13:43 2 pgs
Fees:13.00 Taxes:628.63
20130304-0021530

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Rachel M. Hartley, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tiffany C. Wood and husband, Brian Hayes 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:

Land in Davidson County, Tennessee, being Lot No. 33 of Woodside Subdivision, Section 1 as shown on plan of record in Book 5050, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 170.0 feet on the southeasterly margin of Woodside Circle and runs back 275.00 feet on the easterly line and 275.00 feet on the southwesterly line to a point at the rear, being a triangular shaped lot.

Being the same property conveyed to Nancy B. McRannolds and Rachel M. Hartley, by Warranty Deed from Ben Merritt and wife, Bonnie R. Merritt, DBA Ben Merritt Construction Company, dated April 10, 1980 and filed of record in Book 5591, Page 809, Register's Office for Davidson County, Tennessee. The said Nancy B. McRannolds now being deceased, leaving said property to Rachel M. Hartley, by Last Will and Testament of record in Case #76000 in the Circuit Court for Davidson County, Tennessee and filed of record in Instrument No. 20110425-0031480, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5165, Page 321; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 5050, Page 75, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4536 Woodside Circle Old Hickory, TN 37138.**

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 our hands this 28th day of February, 2013.

Rachel M. Hartley

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Rachel M. Hartley, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2013.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.1.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $169,900.00.

AFFIANT

Subscribed and sworn to before me this 28th day of February, 2013.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.1.16