Record & Return to:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Warranty Deed

BILL GARRETT, Davidson County
Trans: T20130018622 DEEDWARR
Recvd: 03/07/13 08:22 2 pgs
Fees: 13.00 Taxes: 536.50
20130307-0022631

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

M. L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY TENN.

Subscribed and sworn to before me, this the 22nd day of February, 2013.

Notary Public

My commission expires: 8-19-13

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Katja Russell	Primelending	
2240 Foster Ave.	18111 Preston Rd	119-01-0-336
Nashville, TN 37210	Dallas TX 75252	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ASHER C. WOOD AND MELISSA WOOD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATJA RUSSELL, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 14 on the Plan of Cumberland Nurseries Plan, Subdivision of Lots No. 7-8-9 & 10 and part of 6-11-12 & 13 of record in Plat Book 332, Page 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Asher C. Wood and Melissa Wood, husband and wife by Warranty Deed from Charles E. Walker, unmarried of record in Instrument No. 20070917-0110638, Register's Office for Davidson County, Tennessee, dated September 13, 2007, recorded September 17, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2240 Foster Ave., Nashville, TN 37210.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of February, 2013.

Asher C. Wood

Melissa Wood signed by Asher C Wood her attorney-in-fact

Melissa Wood signed by Asher C. Wood
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Asher C. Wood, individually and as attorney in fact for Melissa Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of February, 2013.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013