Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130021616 DEEDWARR
Recvd: 03/18/13 09:04 2 pgs
Fees:13.00 Taxes:610.50
20130318-0026246

06-1301-75001

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 8th day of March, 2013.

Notary Public
My commission expires: 10.19.16

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Branelle C. Dahl	Magna Bank	086-14-0-B-094.00
2765 Fleet Drive	P.O. Box 17257	
Hermitage TN 37076	Memphis, TN 38187	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Annette M. Wood, unmarried and Sue Wood, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Branelle C. Dahl, an unmarried woman**, hereinafter called the Grantees, their successors 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. 44, on the Plan of Fleetwood Subdivision, Phase Two, of record in Book 6900, Page 738, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Annette M. Wood, unmarried and Sue Wood Riddle, married by Warranty Deed from Angela Dianne Stamey Dycus and husband, Terry Doyle Dycus, dated October 18, 1996 and recorded October 22, 1996 in Book 10233, page 674, Register's Office for Davidson County, Tennessee. The said Sue Wood Riddle having since conveyed all her right title and interest in said property to Annette M. Wood by deed of record as Instrument No. 20010726-0079319, and the said Sue Wood Riddle having since changed her name to Sue Wood.

Being the same property conveyed from Annette M. Wood to Annette M. Wood and Sue Wood, through Alisha Elder, Trustee, by Quitclaim Deed dated October 5, 2006, recorded October 6, 2006, of record in Instrument No. 20061006-0124428, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2765 Fleet Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8 day of March, 2013.

Annette M. Wood by Sue Ann Wood
As Attorney-In-Fact attorney-in-fact

Sue Wood

STATE OF TENNESSEE, COUNTY OF

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, Sue Ann Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument Individually and on behalf of Annette M. Wood as her attorney-in-fact, pursuant to the Power of Attorney recorded in Record Book *_____, page _____, Register's Office for Davidson County, Tennessee, and acknowledged that (s)he executed the same as the free act and deed of Annette M. Wood as her Attorney-In-Fact.

*20130318-0026245

Witness my hand this 8 day of March, 2013.

Notary Public
State of Tennessee at Large

My Commission Expires: 12-27-15

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMM. EXP. 12/27/15

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sue Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand this 8 day of March, 2013.

Notary Public
State of Tennessee at Large

My Commission Expires: 12-27-15

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMM. EXP. 12/27/15