Rec & Return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20130036404 DEEDWARR
Recvd: 05/02/13 10:34 2 pgs
Fees:13.00 Taxes:473.60
20130502-0044155

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of April, 2013, by and between The Estate of LuCinda C Wood by Kenneth Lee Wood, Executor, party of the first part, and Terri R Beckham, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Unit No. 126 as shown on the Plat of Cumberland Trace of record in Book 5200, Page 700 and revised in Plat Book 5200, Page 724 (previously omitted from prior deed), Register's Office for Davidson County, Tennessee, together with an undivided membership in The Cumberland Trace Homeowner Association, all as described in Book 6218, Page 528, said Register's Office.

Being all or part of the same property conveyed to Lucinda C. Wood, by virtue of that certain Warranty Deed dated April 9, 1984, at Book 6269, Page 373 in the Register's Office of Davidson County, Tennessee. LuCinda C Wood died testate on October 29, 2012, Docket Number of Probate is 12P1807 in the Probate Court of Davidson County, Tennessee. Kenneth Lee Wood has been appointed executor and has power to convey said property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Kenneth Lee Wood, executor
The Estate of LuCinda C Wood by Kenneth Lee Wood, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Kenneth Lee Wood, Executor, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of April, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Terri R Beckham

Tax Parcel No 073160A12600CO

Property Address: 126 Cumberland Trace
Nashville, TN 37214

MAIL TAX
BILLS TO: Christensen Financial
355 S Ronald Reagan BV
Longwood FL 32750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $128,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Terri R. Beckham
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of April, 2013.

Notary Public

My Commission Expires: 9/12/2014

SUMNER COUNTY
TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC