BILL GARRETT, Davidson County
Trans:T20130041712 DEEDWARR
Recvd: 05/20/13 10:10 2 pgs
Fees:13.00 Taxes:1359.75
20130520-0050453

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
William Stokes & Carla Stokes
223 Kennett Road
Old Hickory, TN 37138

SEND TAX BILL TO:
Cartus Home Loans
1 Mortgage Way.
Mount Laurel, NJ 08054

MAP 054-14
GROUP
PARCEL 0057.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Wood Investments, a Tennessee General Partnership,** has this day bargained and sold, and does hereby transfer and convey unto **William C. Stokes, IV and wife, Carla Stokes,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Section 7, Brandywine Farms, Plat Book 4300, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert Lee Wood and wife, Naomi H. Wood, by Deed from John Phillip Sugg, Jr., and wife, Joyce R. Sugg, of record in Book 4807, Page 897, Register's Office for Davidson County, Tennessee, dated April 22, 1974, and recorded on April 22, 1974. The said Naomi H. Wood having since died; and Being the same property conveyed to Wood Investments, a Tennessee General Partnership by Quitclaim Deed from Robert Lee Wood, of record in Instrument Number 20100312-0019062, Register's Office for Davidson County, Tennessee, dated October 24, 2009, and recorded on March 12, 2010.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 4300, page 65, and encumbrances as may be

shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 15th day of May, 2013.

Wood Investments, a Tennessee General Partnership

Robert L. Wood, Jr., Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Robert L. Wood, Jr.** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged himself to be the partner of **Wood Investments, a Tennessee General Partnership**, the bargainor, and that they as such officers of the said general partner, each being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by the corporation, as its general partner, by himself and such officers.

WITNESS my hand and official seals at office this 15th day of May, 2013.

NOTARY PUBLIC

GREGG N. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires JANUARY 04 2014

My Commission Expires: JAN 04 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $367,500.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 4-1-2017

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN