RETURN TO
GREATER NASHVILLE
TITLE & CLOSING
200 MADISON STREET
MADISON, TN 37115

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Diane L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 2013.

Sandy Balent
Notary Public
MY COMMISSION EXPIRES: 1-9-16
File No. G13-7478D

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kristina Wood (NAME)	Same as New Owner (NAME)	52-2-206
1400 Latimer Lane (STREET ADDRESS)	(STREET ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130077747 DEEDWARR
Recvd: 09/09/13 10:09 2 pgs
Fees:13.00 Taxes:111.00
20130909-0094756

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Helen W. McCormick**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristina 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. 10 of Block "A" on the REVISED MAP OF RAINBOW TERRACE SUBDIVISION, as of record in Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Neely's Bend Road, the common corner of Lots Nos. 9 and 10; thence northerly with the line between said lots 157.3 feet to the line of Lot No. 8; thence with the line between Lots Nos. 8 and 10 northeasterly 48.4 feet to a point in the line of Lot No. 45; thence with the line between Lots Nos. 10 and 45 easterly 28 feet to a point, the common corner of Lots Nos. 10 and 11; thence with the line between Lots Nos. 10 and 11 southerly 200 feet to the northerly margin of Neely's Bend Road; thence with the margin of the same westerly 50 feet to the point of beginning. Including but excluding the strip of ground having been conveyed to Davidson County for the widening of Neely's Bend Road, by deed of record in Book 1784, Page 304, Register's Office for Davidson County, Tennessee. Subject to and including those rights and interest set forth in that certain Joint Driveway Agreement of record in Book 5458, Page 4, said Register's Office.

BEING the same property conveyed to H.H. McCormick and wife, Helen W. McCormick from Raymond H. Roberts and wife, Mattie Louise Roberts, by Deed dated March 7, 1967, in Book 4109, Page 142, in the Register's Office for Davidson County, Tennessee. H.H. McCormick having since died February 10, 1981, leaving said property vested in Helen W. McCormick as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1130, page 85, Register's Office for Davidson County, Tennessee.

2. Joint Driveway Agreement as recorded in Book 5458, page 4, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Helen W. McCormick is signed by her duly appointed Attorney-in-fact Clinton O. Gentry, pursuant to the Power of Attorney recorded in Instrument #20060523-0060592, said Register's Office.

This is improved property, known as 603 Neelys Bend Road, Madison, TN 37115.

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. Whenever 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/our hand(s) this 5th day of September, 2013.

HELEN W. MCCORMICK
Helen W McCormick
By: Clinton O Gentry
Clinton O. Gentry, Attorney-in-Fact

September 05, 2013
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Clinton O. Gentry, Attorney-in-Fact for Helen W. McCormick, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of September, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHELLE T. OSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066