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

BILL GARRETT, Davidson County
Trans:T20130077751 DEEDWARR
Recvd: 09/09/13 10:14 2 pgs
Fees:13.00 Taxes:148.00
20130909-0094759

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Dawn 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. G13-7479D

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)	43-13-295 43-13-294
1400 Latimer Lane (STREET ADDRESS)	(STREET ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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. 8 and part of Lot No. 9 on the plan of CRITTENDEN ESTATES, BLOCK D, as shown by plat of record in Plat Book 974, Page 69 (erroneously referred to as page 59 in prior Deed of record), in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot 8 and the westerly home-half of Lot 9 adjoin and front together 75 feet on the northerly side of Cherry Street, and runs back between parallel lines 140 feet to a dead line in the rear on which it measures 75 feet thereon.

BEING the same property conveyed to Henry H. McCormick and wife, Helen W. McCormick from Odie E. Russell and wife, Laurine W. Russell, by Deed dated October 20, 1959, in Book 2992, Page 155, in the Register's Office for Davidson County, Tennessee. The said Henry H. McCormick having since died February 10, 1981 leaving the subject 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 974, page 69, 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 his/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 229 Cherry ST & unimproved property known as 0 Cherry ST, 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: 3/30/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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