THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080194**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $449,000.00. Affiant Subscribed and sworn to before me, this 27th day of September, 2013. Notary Public My Commission Expires: 9-9-14

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130084644 DEEDWARR
Recvd: 10/01/13 10:57 2 pgs
Fees:13.00 Taxes:1661.30
20131001-0102807

WARRANTY DEED

Address New Owner: Christopher M. Wood and Heather L. Wood 407 N 16th St Nashville TN 37206	Send Tax Bills To: ~~New Owner~~ Magna Bank 6525 Quail Hollow Rd #300 Memphis, TN 38120	Tax Information: Tax Parcel ID No. 08310001900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonah Rabinowitz and wife, Carol Anne Rabinowitz** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher M. Wood and Heather L. Wood, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 258 and 259, MAP OF MCEWEN PLACE, as shown on plat of record in Plat Book 332, Page 133, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jonah Rabinowitz and wife, Carol Anne Rabinowitz by Warranty Deed from Gary F. Epperson and wife, Kathy Epperson, recorded on the 3rd day of August, 1995 in Deed Book 9750, Page 385, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCEWEN PLACE, as recorded in Plat Book 332, Page(s) 133.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 407 N 16th St Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September, 2013.

Jonah Rabinowitz

Carol Anne Rabinowitz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonah Rabinowitz and Carol Anne Rabinowitz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Return to:
Realty Title
2064 Cool Springs Blvd #106
Franklin, TN 37067