ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Kristina Wood 1400 Latimer Lane Hendersonville, TN 37115	New Owner	Map and Parcel 051-08-0 128.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		
		Box 26b 14525

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Judy Ann Cothran (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Kristina Wood (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit: Situated in Davidson County, Tennessee particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot "A", DUEWEST MONTAGUE, as shown on plat of record in Plat Book 421, Page 152, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from M. Lee Barrett, Jr., Successor Trustee of the Barrett Joint Revocable Trust Agreement U/A/D May 30, 1996 to Judy Ann Cothran as recorded on the 11th day of September, 2013 in Instrument No. 20130911-0096040; Quitclaim Deed from M. L. Barrett and wife, Rachel S. Barrett, Individually to Malcolm L. Barrett, Sr. and wife, Rachel S. Barrett, Trustees U/A/D May 30, 1996, of the Barrett Joint Revocable Living Trust Agreement as recorded on the 28th day of June, 1996 in Deed Book 10103, Page 188 and Warranty Deed from Ben H. Watson and wife, Laura S. Watson and Jim D. Stevens to M. L. Barrett and wife, Rachel S. Barrett as recorded on the 11th day of December, 1985 in Deed Book 6732, Page 832, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved real property located on 111 E. Due West Avenue, Madison, Tennessee 37115.

BILL GARRETT, Davidson County
Trans:T20140001537 DEEDWARR
Recvd: 01/08/14 10:46 2 pgs
Fees:13.00 Taxes:103.60
20140108-0002016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $28,000.00.

Affiant

Subscribed and sworn to before me this ~~11th~~ 6th day of ~~December~~ January, 2014.

Notary Public

Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this ~~11~~ 6th day of ~~December~~ January, 2014.

Judy Ann Cothran

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Judy Ann Cothran whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 11th day of December, 2013.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires:_____