Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

Send Tax Statements To:
New Owner

~~Franklin American Mortgage~~ Co.
501 Corporate Centre ~~Dr.~~, Ste. 400
Franklin, TN 37067

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Haley Jo Davlin
2035 Greenwood Avenue
Nashville, TN 37206

From Information Furnished By

Map and Parcel: 07112003200

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **HILDA WOOD**, has this day bargained and sold and does hereby transfer and convey unto, **HALEY JO DAVLIN,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Being Lot No. 62 on the Plan of Joywood, as of record in Book 974, page 45, Register's Office for said County. Said Lot No. 62 fronts 50 feet on the westerly side of Joy Circle and runs back between parallel lines, 150 feet to a dead line.
>
> Being the same property conveyed to Willard A. Wood and wife, Hilda Wood, by deed from R. G. Highsmith and wife, Goldie Margaret Highsmith, dated November 13, 1972, appearing of record in Book 4655, page 830, of the Register's Office of Davidson County, Tennessee. Willard A. Wood, having since died on July 19, 2013.
>
> This conveyance is made subject to any and all restrictions and to all governmental rules and regulations and all public utility and private easements and right of ways whether shown of record or ascertainable by visual inspection of the premises; and to any and all matters shown on said plat and survey of record in Plat Book 974, page 45; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **HALEY JO DAVLIN,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee.

BILL GARRETT, Davidson County
Trans:T20140022847 DEEDWARR
Recvd: 04/04/14 10:39 2 pgs
Fees:13.00 Taxes:240.50
20140404-0028201

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 3rd day of April, 2014.

Hilda Wood

Hilda Wood

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Hilda Wood,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Smyrna, Tennessee, this the 3rd day of April, 2013.

BRIDGET HASTE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Bridget Haste

NOTARY PUBLIC
My Commission Expires: 12/16/2017

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Hilda Wood

AFFIANT

SWORN to and subscribed before me,
this 3rd day of April, 2014.

Bridget Haste

NOTARY PUBLIC
My Commission Expires: 12/16/2017

BRIDGET HASTE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY