Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20140048529 DEEDWARR
Recvd: 07/08/14 11:04 2 pgs
Fees: 13.00 Taxes: 1165.50

20140708-0059952

02-1405-48036

STATE OF TENNESSEE @
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is ~~$320,000.00~~ 315,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2014.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Rebecca M. Wood 4109 Utah Avenue Nashville TN 37209	SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	103-04-0-349.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gregory B. Trooper and wife, Claire M. Mullally, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rebecca M. Wood, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: and Oliver Wood, wife and husband

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 84, on the Plan of West End Annex, of record in Book 332, Page 61, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 84 fronts 50 feet on the southerly side of Utah Avenue, formerly 7th Street, and runs back between parallel lines 173.3 feet to an alley (this paragraph was erroneously omitted on prior deed).

Being the same property conveyed to Gregory B. Trooper and wife, Claire M. Mullally by deed from Gloria Dean Edwards, now known as Gloria Tate and husband, James A. Tate, dated May 18, 2004, recorded May 20, 2004, of record in Instrument No. 20040520-0059352, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4109 Utah Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 hand this 30 day of JUNE, 2014.

Gregory B. Trooper

Claire M. Mullally

STATE OF New York
COUNTY OF Kings

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gregory B. Trooper and Claire M. Mullally, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30 day of June, 2014.

Notary Public

My Commission expires

BELINDA RODRIGUEZ
Notary Public - State of New York
NO. 01RO6253033
Qualified in Kings County
My Commission Expires

BELINDA RODRIGUEZ
NOTARY PUBLIC
STATE OF NEW YORK
No. 01RO6253033
Qualified in Kings County
My Comm. Exp. Dec. 31, 2015