Davidson County DEEDWARR
Recvd: 03/12/15 10:36 2 pgs
Fees:13.00 Taxes:2959.63
20150312-0021180

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 20 15

Notary Public

MY COMMISSION EXPIRES: 7-5-16
(AFFIX SEAL)

MST 2015-0081

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elaine P. Askew	Same as New Owner	130-5-B-2.00CO
(NAME)	(NAME)	
210-B Page Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Jason Wood and Kristin F. Wood, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elaine P. Askew,** 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 Unit 7-B of Belle Meade Highlands Townhomes. a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Belle Meade Highlands Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20050909-010 8842, Registers Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Belle Meade Highlands Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit B to said Declaration appearing in Instrument No. 20050909-0108842, and Bylaws appended thereto as Exhibit C, said Registers Office, are incorporated hereby referenced, and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jason Wood and Kristin F. Wood by Special Warranty deed from GMAC Mortgage Corporation of record in Instrument No. 20120126-0007223 Register's Office for Davidson County, Tennessee, dated January 09, 2012 and recorded on January 26, 2012.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Plat Book 547, Page 180, Register's Office for Davidson County, Tennessee. Taxes for the year 2015 a lien, not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050909-0108842, Register's Office for Davidson County, Tennessee, Sewer Easement of record in Book 6288, Page 675, in the Register's Office for Davidson County, Tennessee. Easement for joint driveway of record in Book 8250, Page 232, in the Register's Office for Davidson County, Tennessee. Driveway Easement Agreement of record in Instrument Number 20050517-0055679, as re-

recorded in Instrument No. 20050519-0056656, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 210-B Page Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 10th DAY OF March 20 15.

Jason Wood by Yvette Meldrum, his attorney in fact

Jason Wood by Yvette Meldrum, his attorney in fact

Kristin F. Wood by Yvette Meldrum, her attorney in fact

Kristin F. Wood by Yvette Meldrum, her attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Jason Wood and wife, Kristin F. Wood, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Jason Wood and wife, Kristin F. Wood, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office of Davidson County, Tennessee.

Witness my hand and official ~~seal~~, this the 10th day of March 2015

MONTE POST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

Notary Public My Commission Expires: 9/5/16

True Copy Certification

Debi Mackey
I, ~~Yvette Meldrum~~, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – ~~Yvette Meldrum~~ Debi Mackey

State of Tennessee
County of Williamson

Debi Mackey
Personally appeared before me, the undersigned, a notary public for this county and state, ~~Yvette Meldrum~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 7-5-16