BILL GARRETT, Davidson County
Trans:T20150022647 DEEDWARR
Recvd: 03/27/15 14:49 2 pgs
Fees:13.00 Taxes:832.13
20150327-0026715

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Nathaniel J. Wood
1416 Whitetail Court
Hermitage, TN 37076

MORTGAGEE
Churchill Mortgage Corporation
761 Old Hickory Blvd., Ste. 400
Brentwood, TN 37027

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 087-02-0
PARCEL 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jimmy C. Smelcer and wife, Nell Smelcer,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nathaniel J. Wood and Lindsey R. Wood, husband and wife,** 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 Lot No. 24 on the Plan of New Hope Meadows, Phase 1, First Revision, of record in Plat Book 6900, Page 653, Surveyor's Certificate of Correction of record in Book 7664, Page 465, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jimmy C. Smelcer and wife, Nell Smelcer, by Warranty Deed from Douglas H. Jones and wife, Gina C. Jones, dated July 31, 1995 and filed of record in Book 9750, Page 15, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7557, Page 377, and amended in Book 7567, Page 103; Book 7934, Page 796; and in Instrument No. 20030106-0001976; ByLaws of record in Book 7557, Page 356, and amended in Book 7567, Page 106; and in Instrument No. 20030106-0001977; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6900, Page 653, and by Surveyor's Certificate of Correction of record in Book 7664, Page 465, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1416 Whitetail Court Hermitage, TN 37076.**

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 our hands this 24th day of March, 2015.

Jimmy C. Smelcer

Nell Smelcer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jimmy C. Smelcer and wife, Nell Smelcer, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $224,900.00.

AFFIANT

Subscribed and sworn to before me this 24th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE