Davidson County DEEDWARR
Recvd: 06/18/15 09:59 3 pgs
Fees:18.00 Taxes:2925.04
20150618-0058095

32433

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 790,550.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 2015 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	

SHERRI FORD MARVIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David F. Wood	New Owner	MAP
6001 Sherwood Drive		PARCEL 15804001700
Nashville, TN 37215		
(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, I, **Margaret H. Rollins, individually, and Margaret H. Rollins, Trustee of the Clark B. Rollins, Jr. Family Trust u/a/d October 1, 1996**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David F. Wood and wife Natalia Vladimirovna Wood**

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. 463 on the Plan of Hillsboro Park Section 6-A of record in Plat Book 4060, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret H. Rollins and Clark B. Rollins as tenants in common, without the right of survivorship by Warranty deed from Stephen F. Wood, unmarried of record in Instrument No. 20040618-0072601 Register's Office for Davidson County, Tennessee, dated June 14, 2004 and recorded on June 18, 2004.

Clark Barton Rollins, Jr. died on June 27, 2010 leaving a Last Will and Testament which was probated and filed in Docket No.10P1189, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, Clark Barton Rollins, Jr. directed the residue of his estate, of which the property herein is a part, be distributed to a Trust created under said Will. Letters testamentary were issued to Clark Barton Rollins, III. By Executors Deed dated December 20, 2013 in Instrument No. 20131226-0129867, Register's Office for Davidson County, Tennessee, Clark B. Rollins, III, Personal Representative of the Estate of Clark Barton Rollins, Jr. conveyed a 50% interest in subject property to Margaret H. Rollins, Trustee of the Clark B, Rollins, Jr. Family Trust u/w/o Clark Barton Rollins, Jr., dated October 1, 1996. Clark B. Rollins, Clark B. Rollins, Jr. and Clark Barton Rollins, Jr. are one and the same person.

Being also known as 6001 Sherwood Drive Nashville, TN 37215.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record affecting the subject property; (3) All easements of record affecting the subject property; (4) All visible easements affecting the subject property; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **6001 Sherwood Drive, Nashville, TN 37215.**

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 hand(s) this the 16th day of June, 2015.

Clark B. Rollins, Jr. Family Trust

By: Margaret H. Rollins, Trustee
Margaret H. Rollins, Trustee of the Clark B. Rollins, Jr. Family Trust u/a/d October 1,1996

Margaret H. Rollins
Margaret H. Rollins,

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Margaret H. Rollins** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Clark B. Rollins, Jr. Family Trust** the within named bargainors, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Margaret H. Rollins** as such **Trustee**.

Witness my hand and official seal this the 16th day of June, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Margaret H. Rollins** the bargainor she, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor , and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of June, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016