STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $123,375.00.

Subscribed and sworn to before me, this 2nd day of September, 2015.

Affiant

My Commission Expires: 3-7-2017

Notary Public

JAMIE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150075600 DEEDWARR
Recvd: 09/04/15 09:42 2 pgs
Fees:13.00 Taxes:456.49
20150904-0090282

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
EUGENE K. KAMARASY, unmarried 909 WARD STREET NASHVILLE, TN 37207 MAP & PARCEL NO. 071-12-0-268.00	EUGENE K. KAMARASY PO BOX 31 BRENTWOOD, TN 37024

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LEE KELLEY WOOD and wife, CAROL L. WOOD,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

EUGENE K. KAMARASY, unmarried,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, Being Lot No. 48 and the westerly 10 feet of Lot 47 on the Map of T.I. Ward's Resubdivision of record in Book 974, page 48, Register's Office for Davidson County, Tennessee, to which reference is here made for a complete description of said lot.

Being the same property conveyed to Lee Kelley Wood and wife, Carol L. Wood, by Warranty Deed from Leonard Ted Nokes and wife, Margaret Sue Nokes, dated December 17, 1983, and filed of record on December 21, 1983, in Book 6197, page 869, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2015, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 974, PAGE 48; AND (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 909 WARD STREET, NASHVILLE, TN 37207

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 HAND THIS 2ND DAY OF SEPTEMBER, 2015.

Lee Kelley Ward
LEE KELLEY WOOD

Carol L. Wood
CAROL L. WOOD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2015, before me personally appeared Lee Kelley Wood and wife, Carol L. Wood, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires: 3-7-2017

JAMIE L. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Jamie L. Taylor
Notary Public

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WARRANTY DEED

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