BILL GARRETT, Davidson County
Trans:T20150075881 DEEDWARR
Recvd: 09/04/15 15:17 2 pgs
Fees:13.00 Taxes:943.50
20150904-0090628

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156179

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2015

NOTARY PUBLIC

My commission expires: 11/18/18

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Wood *et ux* 5945 Higdon Road Joelton, TN 37080	Same address as new owner	028 00 0 098.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Five Thousand and 00/100 Dollars ($255,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **PAUL E. MARKINS, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES WOOD AND JESSICA WOOD, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Cheatham County, Tennessee, and being further described as follows, to-wit:

Tract 1:

Land in the 14th Civil District of Davidson County, Tennessee, and described as Tract Five according to a survey by G. Barry Greer and Associates, dated January 12, 1972 revised February 3, 1972 as follows:

Beginning at an iron pin in the centerline of Higdon Road and running thence north 6 deg. 55' west 594.7 feet to a point on the Davidson County-Cheatham County line; thence south 55 deg. 4' east 592.8 feet to a stake; thence south 42 deg. 34' west 404.7 feet to a point on the centerline of said Higdon Road; thence along said centerline north 71 deg. 30' west 48.2 feet to the point of beginning, containing 3.6 acres, more or less.

Tract II:

Land in the 14th Civil District of Davidson County, Tennessee, being the westerly 107 feet of Tract No. 4, of an unrecorded plat of the J.T. Swafford land as shown on said plat dated January 12, 1972, prepared by G. Barry Greer & Associates, Land Surveyors, and described according to a survey dated July 21, 1972, by G. Barry Greer and Associates, as follows:

Beginning at a point in the northerly margin of Higdon Road, said point being the southwest corner of the herein described tract, and being located ,37.3 feet from the center line of Ridge Road as measured along the centerline of Higdon Road, thence north 42 deg. 34' east 404.7 feet to an iron pin; thence south 52 deg. 45' east 107 feet to a point; thence south 42 deg. 32' west 419.8 feet to a point in the northerly margin of Higdon Road; thence north 44 deg. 38' west 107 feet along the northerly margin of said road to the beginning, containing 1 acre, more or less.

BEING the same property conveyed to Paul E. Markins and wife, Wanda P. Markins by Deed dated June 26, 2003 and recorded on June 30, 2003, of record in Instrument No. 20030630-0090067, in the Register's Office of Davidson County, Tennessee. The said Wanda P. Markins having since died leaving Paul E. Markins as owner of fee simple title as surviving tenant by the entirety.

The address of the herein described property is believed to be 5945 Higdon Road, Joelton, TN 37080, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Cheatham County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 25th day of August, 2015.

PAUL E. MARKINS

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, a Notary Public, Paul E. Markins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of August, 2015.

Notary Public

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 11/18/18