STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $171,900.00.

Subscribed and sworn to before me, this 9th day of September, 2015.

Carol L. Wood
Affiant

My Commission Expires:
3-7-2017

Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY RETURN TO:
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138
2739

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
LEE KELLEY WOOD, and wife, CAROL L. WOOD 3103 STANWYCK DRIVE NASHVILLE, TN 37207 MAP & PARCEL NO. 060-07-0-144.00	SAME

BILL GARRETT, Davidson County
Trans:T20150078026 DEEDWARR
Recvd: 09/14/15 14:47 2 pgs
Fees:13.00 Taxes:636.03
20150914-0093167

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,

SHIRLEY WOOD, unmarried,

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

LEE KELLEY WOOD and wife, CAROL L. WOOD,

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 the 4th Councilmanic District of Davidson County, Tennessee being Lot No. 2 on the Resubdivision of Lots 1 and 2, Hillhurst Baptist Church which plat is of record in Plat Book 11190, page 107, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Arthur Wood and wife, Shirley Wood, by Warranty Deed from Hillhurst Baptist Church, Inc., dated August 6, 1998, and filed of record on August 10, 1998, in Book 11060, page 10, in the Register's Office for Davidson County, Tennessee. See also Instrument for Correction of Warranty Deed of record in Book 11620, page 446, said Register's Office. The said Arthur Wood now being deceased.

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 11190, PAGE 107; 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: 3103 STANWYCK DRIVE, 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 9TH DAY OF SEPTEMBER, 2015.

Shirley Wood by POA
Cynthia Morgan

SHIRLEY WOOD BY POA
CYNTHIA MORGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

One this the 9th day of September 2015, before me personally appeared Cynthia Morgan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shirley Wood as her attorney-in-fact and acknowledged that she executed the same as the free act and deed of said Shirley Wood.

Witness my hand and official seal at office, in Nashville, Davidson County, Tennessee, this 9th day of September, 2015.

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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