BILL GARRETT, Davidson County
Trans:T20160001878 DEEDWARR
Recvd: 01/08/16 11:26 2 pgs
Fees:13.00 Taxes:1524.40
20160108-0002102

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **15-1383**

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/30/2015**, by and between **Michael Wooden and Colleen Wooden, husband and wife**, parties of the first part, and **Samuel David Tucker and Emily Coakley Tucker, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 193,194 and 195, on the Map of McEwen's Addition of record in Book 332, page 133, Register's Office for said County.

Said Lots adjoin and front together 90 feet on the easterly side of North 17th Street and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Michael Wooden and Colleen Wooden, Husband and Wife by deed from Ruben Garces and wife, Barbara J. Garces, dated 08/24/2010, of record in Instrument Number 20100826-0067438, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **83-10-59**

☒ Improved **402 North 17th Street, Nashville, TN 37206**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Michael Wooden

Colleen Wooden

SILVIA GARCIA
My Commission Expires
July 13, 2017

STATE OF TX

COUNTY OF Harris

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael Wooden and Colleen Wooden** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 30th day of December, 2015..

Notary Public

My Commission Expires: July 13 2017

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Owner's Name: **Samuel David Tucker and Emily Cookley Tucker**

and Address: **402 North 17th Street, Nashville, TN 37206**

Mail tax bills to

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$412,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

KRISTA LEIGH HIGHERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TN

COUNTY OF Davidson

Subscribed and sworn to before me this 30th day of December, 2015..

Notary Public

My Commission Expires: 11-5-18