BILL GARRETT, Davidson County
Trans:T20160024042 DEEDWARR
Recvd: 03/24/16 13:04 2 pgs
Fees:13.00 Taxes:51.80

20160324-0027996

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2016

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Keith B. Robertson	NEW OWNER	Parcel ID:
1618 Buchanan St.	1618 Buchanan St.	08115019000
Nashville, TN 37208	Nashville, TN 37208	

FOR AND IN 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, we

Brian A. Wood, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Keith B. Robertson , unmarried
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:

Real estate situated and being in Nashville, County of Davidson, State of Tennessee, to wit:

Being Lot No. 4 on the Plan of J.M. T.J. & G.W. Harding's Plan, as of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the northerly side of Heiman Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Nannie B. Green by deed from Geo. H. Green of record in Book 1019, Page 5, said Register's Office, dated September 21, 1936. The said Nannie B. Conner fka Nannie B. Green died testate on June 4, 1975, and the Will was admitted to Probate as Probate No. 61533 of record in Probate Court of Davidson County, Tennessee. The Will devised the property to Ida Williams aka Ida Belle Williams per Will of record in Will Book 113, Page 628. The said Ida Belle Williams died testate on February 18, 1992, and the Will was admitted to Probate as Probate No. 98755, and Will Book 178, Page 518, Probate Court of Davidson County, Tennessee. The Will devised the property to Rose Wood aka Rose Valeria Wood. Rose Valeria Wood died intestate on October 4, 2013, and the Will was admitted to Probate as Probate #P-1066-14, of record in Probate Court of Giles County, Tennessee. The Will devised the property to Brian A. Wood and Karyn Lynita Wood. See also Quitclaim Deed from Karyn Lynita Wood and Brian A. Wood, Administrator of the Estate of Rose Valeria Wood to Brian A. Wood, a married person, of record in Instrument 20151015-0104710, said Register's Office, dated October 6, 2015. See also Affidavit of Heirship of record in Instrument 20160324-0027995, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 80, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1806 Heiman St., Nashville, TN 37208

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 my hand this 22 day of March, 2016.

Brian A. Wood

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian A. Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Huntsville, AL, this 22nd day of March, 2016.

My Commission Expires: 6/9/2019 Melinda Langston
Notary Public

