WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160043169 DEEDWARR
Recvd: 05/23/16 14:30 2 pgs
Fees:13.00 Taxes:2035.00
20160523-0051518

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$550,000.00.**

Alfred P Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF May, 2016, 2016

L.M. Lm
Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 7, 2017

(AFFIX SEAL)

C. M. CORNIVEAU
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
215 2nd Aveune, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Alfred P. Allen		095-04-0-183.00
(Name) 240 Great Circle Rd Ste 334	(Name)	
(ADDRESS) Nashville TN 37228	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THOMASENA MYERS WOOD** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALFRED P. ALLEN** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. 1:

A tract of land in the Third Civil District of Davidson County, Tennessee, being a part of a lot marked "Norwick" on the plan of Eva-Nor Heights, as of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee, and being part of Lot No. 6 on the map of the Vaughn and Ellis Land as of record in Book 332, Pages 172 and 173, said Register's Office and described according to an unrecorded survey made by J. R. Wauford and Company Engineers, May 9,1959, described as follows:

Beginning at a point in the easterly margin of Graylynn drive 25 feet south of the southwest corner of the lot conveyed to Esso Standard Oil Company by deed of record In Book 2447, Page 631, said Register's Office. Said distance of 25 feet being measured along the easterly margin of Graylynn Drive; thence in a southerly direction along the easterly margin of Graylynn Drive a distance of 63.1 feet to an iron pin; thence due east 233.5 feet to an iron pin; thence north 3 degrees 50' west a distance of 26 feet to an iron pin; thence north 87 degrees 30' west a distance of 59.9 feet to an iron pin; thence north 2 degrees 13 minutes west 35 feet to an iron pin; thence due west 174.2 feet to the point of beginning.

Also conveyed herewith is a 12 foot easement comprising the southerly 12 feet of the 127 foot lot; said easement being for the use of all property shown on survey mentioned above.

The above property is subject to a minimum building setback line of 30 feet from Graylynn Drive.

Tract No. 2:

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1690

Tract No. 2:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, being a part of a lot marked "Norwick" on the Plan of the Eva-Nor Heights, of record in Book 1424, Page 149, Register's Office for said county, and being part of Lot No. 6 on the map of the Vaughn and Ellis Lands, as of record in Book 332, Page 172 and 173, said Register's Office, and described according to an unrecorded survey made by J. R. Wauford and Company, Engineers, May 9, 1959, described as follows:

Beginning at a point in the easterly margin of Graylynn Drive; said point also being the southwest corner of the lot conveyed to Esso Standard Oil Company by deed of record in Book 2447, Page 631, said Register's Office, thence due east 175 feet to an iron pin; thence south 2 degrees 13' east 23 feet to an iron pin; thence due west 174.2 feet to the easterly margin of Graylynn Drive; thence in a northerly direction along Graylynn Drive 25 feet to the point of beginning.

The above described property is conveyed with the restriction that no building shall be placed on said properly within 50 feet from the easterly margin of Graylynn Drive.

Being the same property conveyed to ERIC K. WOOD, SR., MARRIED, by Warranty Deed from MIGUEL BURGESS AND WIFE, LATICIA BURGESS, of record in Instrument No. 20070426-0049792, dated April 25, 2007, in the Register's Office for Davidson County. Said ERIC KEVIN WOOD, SR., , having died testate on or about January 1, 2015, Pursuant to the Last Will and Testament of ERIC KEVIN WOOD, in The Seventh Court for Davidson County , Tennessee, Probate Division, Case No. 15P-409, said property was devised to THOMASENA MYERS WOOD. Being the same properly further conveyed to THOMASENA MYERS WOOD by Personal Representative's Quitclaim Deed from THOMASENA MYERS WOOD, PERSONAL REPRESENTATIVE or record in Instrument No. 20150515-0045072, dated May 13, 2015, said Register's Office.

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.

Executed by my hand this 20th Day of May 2016.

Thomasena Myers Wood

Thomasena Myers Wood

STATE OF Tennessee

County OF Davidson

I, Jennifer Chandler Cole, a Notary Public for the of Tennessee and State of Tennessee, do hereby certify that Thomasena Myers Wood personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

Jennifer Chandler Cole

Notary Public

(SEAL)

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please return to
Logos Realty Closing Services Inc.
215 2nd Aveune, Suite 200
Nashville, TN 37201