Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) EMILY BEATS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

G-VRES-16-5174-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Beau Westley Hendrich and Beverly Blair Hendrich	new owner	
(NAME)	(NAME)	**161-06-0-224.00**
5174 Whitaker Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-5953		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **PAUL B. WOOD AND SARAH C. WOOD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BEAU WESTLEY HENDRICH AND BEVERLY BLAIR HENDRICH, HUSBAND AND WIFE** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Huntington Park, Section Two of record in Plat Book 4175, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul B. Wood and Sarah C. Wood, husband and wife by Warranty deed from Bhar A. Berwari, an unmarried woman of record in Instrument No. 20140519-0042730 Register's Office for Davidson County, Tennessee, dated May 16, 2014 and recorded on May 19, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 108, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4393, Page 383, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5174 Whitaker Drive , Nashville, Tennessee 37211-5953**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160053920 DEEDWARR
Recvd: 06/24/16 09:43 2 pgs
Fees:13.00 Taxes:1110.00
20160624-0064510

Witness my/our hand(s) this the 23rd DAY OF JUNE, 2016.

Paul B. Wood

Sarah C. Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

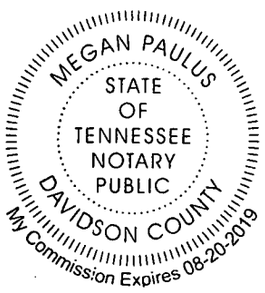


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212