Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 200-A
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160100778 DEEDWARR
Recvd: 11/15/16 13:04 2 pgs
Fees:13.00 Taxes:3681.50
20161115-0120368

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **995,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF Nowember 2016

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie L. Urell	New Owner	MAP
201 Kensington Park		PARCEL 117-13-0-B-125.00CO
Nashville, TN 37215-2445		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Charlotte B. Wood, Trustee, Charlotte B. Wood Revocable Living Trust Agreement dated February 5, 2005, as amended**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie L. Urell, unmarried and Mary S. Genung, a married woman, as joint tenants** with rights of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Phase One of Abbottsford, a Planned Unit Development, of record in Plat Book 6250, pages 419 through 421, as amended in Book 6771, page 683, and corrected by Surveyor's Certificate of Correction of record in Book 6800, page 164, 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 Charlotte B. Wood, Trustee, Charlotte B. Wood Revocable Living Trust Agreement dated February 4, 2005, as amended by Quitclaim Deed from William G. Wood and Charlotte B. Wood, husband and wife, of record in Instrument No. 20131004-0104260, Register's Office for Davidson County, Tennessee, dated September 23, 2013 and recorded on October 04, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **201 Kensington Park, Nashville, TN 37215-2445.**

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 the 10th day of November, 2016.

Charlotte B. Wood Revocable Living Trust Agreement dated February 4, 2005

Charlotte B. Wood, Trustee

Charlotte B. Wood, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Charlotte B. Wood** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Charlotte B. Wood Revocable Living Trust Agreement dated February 4, 2005** the within named bargainor, and Trust, and that she as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Charlotte B. Wood** as such **Trustee**.

Witness my hand and seal this the 10th day of November, 2016.

My Commission expires 10-7-2019

Notary Public

