WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/17 16:06 3 pgs
Fees:18.00 Taxes:1757.50
20170126-0008763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/11

(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick and Suzanne McNulty	Same as new owner	132-05-0-020.00
(NAME)	(NAME)	
4301 General Bate Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, LARRY L. WOODS, EXECUTOR OF THE ESTATE OF RUTH S. WOODS, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO PATRICK MCNULTY AND WIFE, SUZANNE MCNULTY, HEREINAFTER CALLED THE GRANTEES, THEIRS HEIRS OR 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(s) 83, as shown on the map entitled 2nd Addition to Brookhaven Estates, of record in Book 2133, page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHARLES A. WOODS , JR. AND WIFE RUTH S. WOODS, by deed from PARAMOUNT HOMES, INCORPORATED, of record in Book 2202, page 135, dated October 26, 1953, said Register's Office. Being further conveyed to RUTH S. WOODS AND LARRY L. WOODS, by Quitclaim Deed from CHARLES A. WOODS, JR. AND RUTH S. WOODS, of record in Book 7365, page 902, dated September 8, 1987, said Register's Office. Being further conveyed to RUTH S. WOODS, by Quitclaim Deed from LARRY L. WOODS AND WIFE, BETSY WOODS, of record in Book 7417, page 647, dated November 19, 1987, said Register's Office. The said Ruth S. Woods having since died testate on or about July 8, 2016 appointing LARRY L. WOODS, AS EXECUTOR OF THE ESTATE OF RUTH S. WOODS has full power to convey said property pursuant to the Will of record in Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 16P1325.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled 2nd Addition to Brookhaven Estates, of record in Book 2133, page 49, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4305 General Bate Drive, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 26th day of January, 2017.

Larry L. Woods, Executor of the Estate of Ruth S. Woods

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry L. Woods, Executor of the Estate of Ruth S. Woods, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nash, this 26th day of January 2017

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/4/18

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

