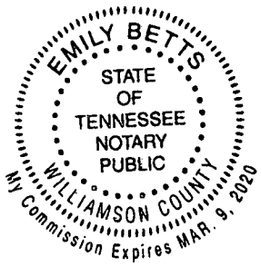
Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $925,000.00

Elizabeth H. Willis
Affiant

Subscribed and sworn to before me, this 3rd day of March, 2017.

Emily Betts
Notary Public

My commission expires:_____

BILL GARRETT, Davidson County
Trans:T20170019565 DEEDWARR
Recvd: 03/07/17 12:10 2 pgs
Fees:13.00 Taxes:3422.50

20170307-0022468

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Roy Winn Luckett **Patricia Ann Luckett**	**New Owner**	**Map/Parcel: 144-08-0-B-006.00CO**
21 Castlewood Court		
Nashville, TN 37215		

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 ACKNOWLEDGE, WE,

Stephen F. Wood and Joyce C. Wood, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roy Winn Luckett and Patricia Ann Luckett, husband and wife

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. 6 on the Plan of Revision of Castlewood as of record in Plat Book 6900, Page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stephen F. Wood, by Warranty Deed, from Haywood D. Cochrane, Jr. and wife, Kari Coffee Cochrane, dated May 4, 2004, of record in Instrument No. 20040505-0051305, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Stephen F. Wood and wife, Joyce C. Wood, by Quitclaim Deed, from Stephen F. Wood, dated November 3, 2004, of record in Instrument No. 20041105-0133922, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6900, Page 133, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6483, Page 391, amended in Book 8165, Page 130, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 6658, Page 656, Register's Office for DAVIDSON County, Tennessee.
Deed of conveyance to Metropolitan Government for Water of record in Book 7026, Page 779 and Sewer in Book 7026, Page 834, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Book 6483, Page 403, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 21 Castlewood Court, Nashville, TN 37215.

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 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/our hand(s) this 3rd day of March, 2017.

X _____
Stephen F. Wood

X _____
Joyce C. Wood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Stephen F. Wood and Joyce C. Wood, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2017.

_____
Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **170118SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027