THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411455** BILL GARRETT, Davidson County Trans:T20170034593 DEEDWARR Recvd: 04/25/17 09:29 2 pgs Fees:13.00 Taxes:1147.00 20170425-0040286	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Stephen A Wood Affiant Subscribed and sworn to before me, this 24th day of April, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Aaron Eskind 4200 West End Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-12-0A-005.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen A. Wood, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Eskind**,*("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*unmarried

Land in Davidson County, Tennessee, being Unit No. 204, together with parking space 36, on the Horizontal Property Regime for The Harding House, a Condominium, as shown on plat of record in Plat Book 4675, page 60 and revised in Plat Book 4860, page 82 and as recorded in the Master Deed of record in Book 4759, page 665, amended in Book 4979, page 944, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to STEPHEN A. WOOD, by deed from JERRY L. RITT, TRUSTEE OF THE JERRY L. RITT TRUST ESTABLISHED NOVEMBER 12, 2007, BY JERRY L. RITT, TRUSTOR AND SALLY RITT, TRUSTEE OF THE SALLY RITT REVOCABLE TRUSE ESTABLISHED OCTOBER 21, 1999 AND AMENDED ON NOVEMBER 12, 2007 BY SALLY RITT, TRUSTOR, of record in Instrument No. 20131226-0129650, dated December 19, 2013, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 103-12-0A-005.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 4675, page 60 and Plat Book 4860, page 82, said Register's Office.

Master Deed of record in Book 4759, page 665, corrected in Book 4768, page 818, amended in Book 4979, page 944 and Book 5572, page 149, being further corrected in Book 5898, page 767 and Book 5898, page 769, said Register's Office.

This is improved property located at 4200 West End Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2017.

Stephen A. Wood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen A. Wood, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2017.

Notary Public

My Commission Expires:

