THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170511769** BILL GARRETT, Davidson County Trans:T20170047407 DEEDWARR Recvd: 06/05/17 11:06 2 pgs Fees:13.00 Taxes:1424.50 20170605-0055755	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2017. Notary Public My Commission Expires: SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Todd M. Rumans and Laura E. Rumans 5013 MAYWOOD DR Nashville, TN 37211-4325	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14612000700

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 Kent Wood, Jr. and Ashley Wood, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd M. Rumans and Laura E. Rumans, husband and wife, and Lainey E. Rumans, unmarried, as tenants in common with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 322, SECTION FIVE, CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2133, Page 91, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen Kent Wood, Jr. and Ashley Wood, husband and wife by Warranty Deed from Robert Womack, an unmarried man as to an undivided 50% interest, and Laurie Petro, an unmarried woman, as to an undivided 50% interest, as joint tenants with right of survivorship, recorded on the 25th day of September, 2013 in Instrument No. 20130925-0100838, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE CRIEVE HALL ESTATES, as recorded in Plat Book 2133, Page(s) 91.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2277, Page 110 (Restriction Expired).

Easement recorded in Book 7897, Page 885.

This is improved property located at 5013 MAYWOOD DR Nashville, TN 37211-4325.

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 1st day of June, 2017.

Stephen Kent Wood Jr. Ashley Wood

By Cory R. attorney in fact By Cory R attorney in fact

Stephen Kent Wood, Jr. Ashley Wood
By: Corey Rodgers, attorney-in-fact By: Corey Rodgers, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Corey Rodgers,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Stephen Kent Wood, Jr. and Ashley Wood,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of June, 2017

Notary Public

My Commission Expires:

