WARRANTY DEED	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE- EXEMPT

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Co., L.L.C.
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 06/28/17 12:07 3 pgs
Fees:17.00 Taxes:0.00
20170628-0065041

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #s
The Metropolitan Government of Nashville and Davidson County, Tennessee P.O. Box 196300 Nashville, TN 37219	EXEMPT	092 08 0 103.00, 092 08 0 104.00, and 092 08 0 103.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Thomasena M. Wood, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto The Metropolitan Government of Nashville and Davidson County, Tennessee, hereinafter called **"GRANTEE,"** its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Parcel 1:

Tract 1:

Land in Davidson County, Tennessee, being the Easterly 39 feet of Lot No. 43 on the Plat of John B. Hudson's Addition, as of record in Book 21, Page 136, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot fronts 39 feet on the Southerly side of Jo Johnston Avenue, and runs back between parallel lines 160 feet to an alley.

Tract 2:

Being Lot No. 44 on the Map of John R. Hudson's Addition, or record in Book 21, Page 136, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the South side of Jo Johnston Avenue, and runs back between parallel lines to a 20 feet alley in the rear. This distance not being shown on said Plan, but according to deed, which conveyed the property to Z.D. Brown, this distance was 160 feet.

Being the same property conveyed by Warranty Deed from Patricia Christman, now known as Patricia Christman Clayton, a single woman, to Eric K. Wood, Sr. and Thomasena M. Wood, husband and wife, as recorded on the 18th day of September, 2008 in Instrument No. 20080918-0095636, and also see Probate Docket #15P409 in the Register's Office for Davidson County, Tennessee.

Parcel 2:

Land in Davidson County, Tennessee, being the easterly 19 feet of Lot No. 42 and the Westerly 11 feet of Lot No. 43 on the Plan of Dr. John R. Hudson's Addition to Nashville, as of record in Book 21, Page 136, Register's Office for said County

Said parts of Lots Nos. 42 and 43 fronts together 40 feet on the Southerly side of Jo Johnston Avenue, formerly Line Street, and run back between parallel lines 160 feet to an alley.

Being the same property conveyed by Personal Representative's Quitclaim Deed from Thomasena Myers Wood, Personal Representative of the Estate of Eric Kevin Wood, Sr. to Thomasena Myers Wood as recorded on the 15th day of May, 2015 in Instrument No. 20150515-0045076; Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee to Eric K. Wood Sr. as recorded on the 7th day of

December, 2009 in Instrument No. 20091207-0111875; Decrees in Instrument No. 20041217-0150463 and Warranty Deed from James A. Smith, a widower, to Gwendolyn E. Smith as recorded on the 29th day of June, 1989 in Deed Book 7877, Page 207, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR hereby covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR hereby further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 on June 28, 2017.

Thomasena Myers Wood

Thomasena Myers Wood

STATE OF)
COUNTY OF)

On this 28th day of June, 2017, before me, the undersigned Notary Public, personally appeared Thomasena Myers Wood, known to me (or proved to me on the basis of satisfactory evidence), to be the person herein described, and who acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal, this 28th day of June, 2017.

Dianne Sims

Notary Public
My Commission Expires: 9-11-17

DIANNE R. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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, Dianne R. Sims, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DIANNE R. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 9-11-17