STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20170078369 DEEDWARR
Recvd: 09/07/17 11:27 2 pgs
Fees:13.00 Taxes:967.55
20170907-0092009

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 2017.

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 17-9544D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Burkett Homes, Inc. (NAME)	New owner (NAME)	06111011700 and 06111011800
1014 Matthews Avenue (STREET ADDRESS)	PO Box 2282 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Holly F. Wood, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Burkett Homes, Inc., a Tennessee Corporation.**, 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. 27 and 28 on the plan of RE-SUBDIVISION OF LOTS 11 TO 17, INCLUSIVE OF THE I.C. MCMAHAN MAPLEWOOD TRACT, as shown by plat of record in Plat Book 547, Page 144, in the 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 Henry E. Wood and wife, Holly F. Wood, from Gary L. Barrington and wife, Myra L. Barrington, by Warranty Deed dated April 25, 1986, in Book 6842, page 857, in the Register's Office for Davidson County, Tennessee. The said Henry E. Wood having since died on December 25, 1987, leaving title vested solely in Holly F. Wood, as surviving tenant by the entirety.

FURTHER, BEING the same property conveyed to Holly F. Porter, from Holly F. Wood, by Quitclaim Deed dated September 4, 2002, as Instrument No. 20021001-0118859 and further conveyed to Holly F. Porter from Andre Porter, by Quitclaim Deed dated September 4, 2002, as Instrument No. 20021001-0118860, in the Register's Office for Davidson County, Tennessee. Pursuant to Divorce Decree, Case No. 03D 246, in the Circuit Court of Davidson County, Tennessee, Holly F. Porter was restored her previous name of Holly Faye Wood. Holly F. Porter, Holly Faye Wood and Holly F. Wood being one and the same person.

FURTHERMORE, BEING the same property conveyed to Holly F. Wood from Holly F. Porter, by Quitclaim Deed dated September 4, 2002, as Instrument No. 2001001-0118861, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 144, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1014 Matthews Avenue, Nashville, TN 37216.

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. Whenever 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 1st day of September, 2017.

Holly F. Wood

September 01, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Holly F. Wood, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of September, 2017.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066