201709190095554

Bill Garrett Davidson County
Batch# 2046 DEEDQC
09/19/2017 08:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20170919-0095554

QUITCLAIM DEED

File #17451

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/6/17 (AFFIX SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon L. Wood	New Owner	07115010500
(NAME)	(NAME)	
1115 Meridian St		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Brandon L. Wood, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon L. Wood and Miranda D. Wood, 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 the east part of Lot No. 1 and 2 on the Map of Wildwood, as of record in Book 161, Page 153, Register's Office for said County.

Said part of lots front 100 feet on the west side of Joseph Street and extend back between parallel lines, 75 feet to a dead line.

INCLUDED in the above described property, but EXCLUDED therefrom is the following described property having been conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee for Right of Way, by Warranty Deed in Book 8180, Page 962, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the south boundary of Parcel 105 of Map 71-15 at approximate station 3+77.69 of Project 86-R-5, Douglas Avenue; thence with a curve to the left having a central angle of 89 degrees 17' 24" and radius of 20 feet, 31.17 feet to a point on the right-of-way of Joseph Avenue; thence with said right-of-way S 6 degrees 40' 39" W 19.75 feet to a point on the right-of-way of Douglas Avenue; thence with said right-of-way N 84 degrees 01' 56" W 19.75 feet to the point of beginning, containing 83.39 square feet.

Being the same property conveyed to Brandon L. Wood, married by Warranty Deed from Jacob A. Glancy, unmarried dated 9/05/2017 and recorded in Instrument No. 201709190095552, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes, 2017 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 111 Douglas Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 5th day of September, 2017.

Brandon L. Wood

Brandon L. Wood

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, Brandon L. Wood, 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 5th day of September, 2017.

GREG FAIRBETTER Notary Public STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 6, 2017

My Commission Expires:

11/6/17

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017