WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2017

Notary Public:

MY COMMISSION EXPIRES: 10/3/18
(AFFIX SEAL)

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Arthur Wood	Gardner Financial Services LTD.	Parcel ID:
3001 Stafford Drive		08511002800
Nashville, TN 37214		

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 hereby acknowledged, we

Wanda Roh, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Arthur Wood and wife, Katrina Wood

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. 16 on the Plan of Stanford Country Club Estates, Section Three, of record in Plat Book 2900, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wanda Roh by Quitclaim Deed from Barbara J. Goethe, of record in Instrument 20140818-0074443, dated August 7, 2014, Register's Office for said County. See also prior deed of record in Instrument 20130627-0066137, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3026, Page 310, amended in Book 3075, Page 186, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 67, said Register's Office; (3) Restriction for Detached Structure of record in Instrument 20110902-0068198, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3001 Stafford Drive, Nashville, TN 37214

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. 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.

Bill Garrett Davidson County
Batch# 5926 **DEEDWARR**
09/29/2017 10:21:19 AM 2 pgs
Fees: $13.00 Taxes: $1,034.52

20170929-0099785

Witness my hand this 22nd day of September, 2017.

Wanda Roh

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 Wanda Roh, 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 at Nashville, Tennessee, this 22nd day of September, 2017.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.