Bill Garrett Davidson County
Batch# 6274 DEEDWARR
10/02/2017 09:49:03 AM 2 pgs
Fees: $13.00 Taxes: $897.25
20171002-0100310

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 17090036

STATE OF TENNESSEE }
COUNTY OF Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29 DAY OF September, 20 17.

NOTARY PUBLIC

My Commission expires: 10-3-2020

KRISTEN MACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner
Carolyn Wood
1728 Andrew Crockett Court
Brentwood, TN 37027

Send Tax Bills To:
Same

Tax Information:
072-04-0-259.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Ann L. Luna, unmarried,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Carolyn Wood, married,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16, Block "E", on the Map of Country Club Estates, of record in Book 843, Page 95, Registers' Office for said County.

Said Lot No. 16 fronts 100 feet on the westerly side of Janie Avenue, and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Paul Luna and wife, Ann L. Luna, by Warranty Deed from Dan Leech and wife, Mabel Leech, dated 02/05/52 and recorded on 02/11/52 in Book 2036, Page 87, Registers' Office for Davidson County, Tennessee. Further being the same property conveyed to Ann L. Luna by Quitclaim Deed from Paul Luna dated 02/07/77 and recorded on 02/10/77 in Book 5114, Page 205, Registers' Office for Davidson County, Tennessee.

This is improved property generally located:
1416 Janie Avenue, Nashville, TN 37216

SUBJECT TO THE FOLLOWING:

1. 2017 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 843, Page 95, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4190, Page 996, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Ann L. Luna** has/have caused this instrument to be executed, this the 29 day of Sept, 2017.

Ann L Luna

Ann L. Luna

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Ann L. Luna,** 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.

This the 29 day of Sept, 2017

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY