WARRANTY DEED

Bill Garrett Davidson County
Batch# 59701 **DEEDWARR**
02/16/2018 09:41:26 AM 2 pgs
Fees: $13.00 Taxes: $1,139.60

20180216-0015183

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 15th DAY OF February, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires May 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott R. McPencow & Elizabeth McPencow	SAME	172150A15900CO
(NAME)	(NAME)	
3833 Bryce Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 27rd day of January, 2018, by and between **Zachary S. Wood and Megan C. Wood, husband and wife,**, party of the first part and **Scott R. McPencow and Elizabeth McPencow, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot 243, on the Plan of Holt Woods, Section Ten, of record in Plat Book 9700, Pages 281 and 282, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Zachary S. Wood and wife, Megan C. Wood by Warranty Deed from Richard O. White III and wife, Rosmira White, dated July 25, 2012 and recorded August 07, 2012 of record in Instrument No. 20120807-0070437, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

For reference purposes, this property is also known as: 3833 Bryce Road, Nashville, TN 37211

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Zachary S. Wood
ZACHARY S. WOOD

Megan C. Wood
MEGAN C. WOOD

STATE OF NC

COUNTY OF Wake

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ZACHARY S. WOOD, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of January 2018

Commission expires: 10/11/2018

Regina J. Powell
Notary Public

Regina J. Powell

STATE OF NC

COUNTY OF Wake

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MEGAN C. WOOD, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of January, 2018

Commission expires: 10/11/2018

Regina J. Powell
Notary Public

Regina J. Powell