WARRANTY DEED

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSOM
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-08-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin Wood	Wells Fargo Bank	073-13-O-149.00
(NAME)	(NAME)	Bill Garrett Davidson County
1604 Lethia Drive	P.O. Box 11701	Batch# 68689 DEEDWARR
(ADDRESS)	(ADDRESS)	03/13/2018 12:31:16 PM 2 pgs
Nashville, TN 37206	Newark, NJ 07101-4701	Fees: $13.00 Taxes: $1,036.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180313-0023664

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Carrolyn H. Stringer, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kevin Wood, unmarried**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 52 on the Plan of Mailan Heights, of record in Plat Book 1835, Page 90, 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 Robert B. Stringer and Carrolyn H. Stringer by Warranty Deed from Margaret Anne Young and Vickie L. Henderson, dated 04/02/2012, recorded 04/09/2012 of record in Instrument No. 20120409-0030282, in the Register's Office for Davidson County, Tennessee. The said Robert B. Stringer having deceased on February 2, 2017 leaving Carrolyn H. Stringer as sole surviving tenant by the entirety.

Subject to: (1) All matters shown on the plat of record in Plat Book 1835, Page 90, in the Register's Office for Davidson County, Tennessee; and (2) Covenants, conditions, easements and restrictions recorded of record in Book 2019, Page 63, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto,

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1604 Lethia Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-42025
SMG TN Warranty Deed

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), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my hand this 12th day of March, 2018.

Carrolyn H Stringer
Carrolyn H. Stringer

State of Tennessee
County of Wilson

Personally appeared before me Carrolyn H. Stringer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of March, 2018.

Tracey Trumphour
Notary Public Tracey Trumphour - MJ
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122