Bk #14 Pg 3

WARRANTY DEED

Bill Garrett Davidson County
Batch# 79521 DEEDWARR
04/11/2018 09:08:23 AM 2 pgs
Fees: $13.00 Taxes: $2,219.63

20180411-0033985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/8/21

(AFFIX SEAL)

ANDREW THOMAS WOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marette Beziat Wood and Stephen Shane Wood	Highlands Residential Mortgage	
(NAME)	(NAME)	
3491 Ruland Place	12001 N. Central Expressway Suite 750	117-05- 135.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Dallas, Texas 75243	
(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, **HIDDEN VALLEY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MARETTE BEZIAT WOOD AND STEPHEN SHANE WOOD, WIFE AND HUSBAND,** 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. 13, BLOCK C, REVISED PLAN OF LIFE & CASUALTY INSURANCE COMPANY'S SUBDIVISION OF WOODMONT ACRES, as shown on plat of record in Plat Book 843, Page 102, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Hidden Valley Development, LLC, a Tennessee a Tennessee Limited Liability Company to Hidden Valley Development, LLC, a Tennessee Limited Liability Company, as recorded on the 29th day of December, 2016 in Instrument No. 20161229-0136864; part of Warranty Deed from IRA Innovations, LLC. fbo Fred B. Smith IRA to Hidden Valley Development, LLC, a Tennessee limited liability company, as recorded on the 29th day of December, 2016 in Instrument No. 20161229-0136863 and part of Warranty Deed from W. Stokley Donelson III and wife, Ann Catherine Donelson and Daniel Andrew Donelson, unmarried to IRA Innovations, Inc. fbo Fred B. Smith IRA, as recorded on the 29th day of March, 2012 in Instrument No. 20120329-0026678, in the Register's Office of Davidson County, Tennessee.

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.

unimproved _
This is improved x property, known as 3491 Ruland Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 5th day of April, 2018

HIDDEN VALLEY DEVELOPMENT, LLC

BY: _____

ASHLEY BATSON, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ashley Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Member of Hidden Valley Development, LLC the within named bargainor, a limited liability company and that she as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal at Nashville, Tennessee this 5th day of April, 2018.

Commission expires:

_____

Notary Public

