Bill Garrett Davidson County
Batch# 82987 DEEDWARR
04/20/2018 08:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,994.30
20180420-0037228

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34196-04-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $539,000.00. Mary E. Wood Affiant Subscribed and sworn to before me this 19th day of April, 2018. Michelle W. Locke Notary Public My Commission Expires: 9/29/21

MICHELLE W. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Philip D. Wood, Jr., Mary E. Wood 2713 Westwood Avenue Nashville, TN 37212	**Send Tax Bills To:** Legacy Home Loans 8119 Isabella Ln #105 Brentwood TN 37027	**Tax Information:** Map and Parcel No.: 104 15 0 349 00

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 of which is hereby acknowledged, **Megan E. Gore, now known as Megan Gore Cressman,** married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip D. Wood, Jr. and Mary E. Wood,** husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2713 Westwood Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

John David Cressman joins in the execution of this deed for the purpose of conveying any interest he may have in the property conveyed hereby as a result of his marriage to Grantor.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of April, 2018.

Megan Gore Cressman

Megan Gore Cressman

John David Cressman, by Megan Gore Cressman, his attorney-in-fact

John David Cressman, by Megan Gore Cressman, his Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Megan Gore Cressman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2018.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Megan Gore Cressman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for John David Cressman, and she is authorized by John David Cressman to execute this instrument on his behalf.

Witness my hand, at office, this 19th day of April, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:
5-5-2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of E.C. Scrugg's Subdivision of Lot No. 24, Belair Plan, of record in Book 547, page 171, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description.

Together with an easement for joint driveway as set out in the agreement of record in Book 6144, page 654, said Register's Office.

Being the same property conveyed to Megan E. Gore by deed dated April 10, 2013 from Mary Lois Hall, unmarried, of record in Instrument No. 20130412-0036282, Register's Office for Davidson County, Tennessee. Megan E. Gore having since married and is now known as Megan Gore Cressman.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 104 15 0 349 00.
2. All matters appearing on the Plan of record as Book 547, page 171, Register's Office for Davidson County, Tennessee.
3. Joint Driveway Agreement of record in Book 6144, page 654, Register's Office for Davidson County, Tennessee. Facts which would be disclosed by a comprehensive survey of the premises herein described.

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle W. Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mary Catherine McAnulty, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Catherine McAnulty
Notary Public

My Commission Expires: 01-19-2020

