Bill Garrett Davidson County
Batch# 94304 DEEDWARR
05/18/2018 10:49:32 AM 2 pgs
Fees: $13.00 Taxes: $588.30
20180518-0047731

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# W7A

ADDRESS NEW OWNER:
Southern Legacy Homes
1818 Joy Circle
Nashville, Tennessee 37217

SEND TAX BILL TO:
new owners

MORTGAGEE:
Meridian Capital Group
5115 Maryland Way
Brentwood, TN 37027

MAP **093**
GROUP **04-0**
PARCEL **91.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Craig J. Wood** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Southern Legacy Homes, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being the westerly part of Lot No. 58 and the West 50 feet of Lots 59 and 60, on the map of the subdivision of Lot No. 3 of the W.H. Hobson's Subdivision, as of record in Book 421, Page 78, Register's Office for Davidson County, Tennessee, and being part of Lot No. 9 on the unrecorded map showing Smith and Bishops resubdivision of certain lots and described according to surveymade by James A. Hamilton, Jr., Surveyor, dated September 25, 1963, as follows: BEGINNING at a point in south margin of Dew Street, formerly Cadwell Street; said point being the most easterly corner of a triangular part of said lot that was conveyed to the Nashville Housing Authority, by deed of record in Book 3317, Page 340, Register's Office; thence with the margin of said Dew Street, easterly 7.58 feet, more or less, to a point at the corner of Lots 9 and 10 on said unrecorded plan; thence with the line between said lots, southerly 165 feet, more or less, to a point in a fence line; thence along said fence, westerly 60 feet to the margin of South 10th Street; thence with margin of the same, Northeasterly 140 feet, more or less, to a corner of the tract that was conveyed to the Nashville Housing Authority, above referred to; thence along the line of said tract, northerly around a curve; 42.3 feet to a concrete monument; and continuing Northeasterly around a curve, 16.92 feet to the point of beginning.

Being the same property conveyed to Craig J. Wood, a married man, by deed from Terissa L. Cantrell, unmarried, dated October 28, 2008, of record in Instrument No. 20081029-0107761, Register's Office for Davidson County, Tennessee.

This is improved property known as 1000 Dew Street, Nashville, Tennessee 37206. Possession is to be given on May 15, 2018.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, its heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15th day of May, 2018.

Craig J. Wood

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Craig J. Wood**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of May, 2018.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/6/21

* * * * * *

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $159,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of May, 2018.

NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

My Commission Expires: 7/6/20

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-CL-18-1100-H