Bill Garrett Davidson County
Batch# 97196 DEEDWARR
05/25/2018 03:11:48 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20180525-0050526

STATE OF TENNESSEE
COUNTY OF ~~MADISON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

Subscribed and sworn to before me, this 21ST DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Gravette and Mary M. Gravette, husband and wife	new owners (NAME)	043-09-0-200.00
500 Cumberland Avenue (ADDRESS)	5708 Cloverland Pl (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Theresa G. Wood, a married woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Travis Gravette and Mary M. Gravette, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in ~~MADISON~~ DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY ONE-HALF OF TRACT 3 OF BLOCK G ON THE PLAN WOODLAWN ESTATES, AS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 3 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CUMBERLAND AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF DELAWARE AVENUE, 165.5 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ALVIN SATTERFIELD (UNMARRIED) BY WARRANTY DEED FROM LARRY J. WOOSLEY AND WIFE, WILMA L. WOOSLEY, OF RECORD IN BOOK 4131, PAGE 935; AND BEING A PORTION OF THE SAME PROPERTY FURTHER CONVEYED TO CASS H. SATTERFIELD BY WARRANTY DEED FROM ANNIE LOUISE DENNIS SATTERFIELD, DIVORCED, AS TO ALL OF HER ½ INTEREST, INCLUDING LIFE ESTATE, OF RECORD IN BOOK 4681, PAGE 747; AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CASS H. SATTERFIELD BY QUITCLAIM DEED FROM ALVIN SATTERFIELD, UNMARRIED, AS TO HIS ½ INTEREST, OF RECORD IN INSTRUMENT NO. 20000925-0094974 ; AND BEING A PORTION OF THE SAME PROPERTY AS FURTHER CONVEYED TO JULIA ANN SATTERFIELD AND HUSBAND, CASS H. SATTERFIELD, WITH A LIFE ESTATE TO ALVIN SATTERFIELD BY QUITCLAIM DEED FROM CASS H. SATTERFIELD, OF RECORD IN INSTRUMENT NO. 20070615-0071754, (THE SAID CASS H. SATTERFIELD DIED JANUARY 10, 2008, LEAVING HIS WIFE, JULIA ANN SATTERFIELD, AS THE SURVIVING TENANT BY THE ENTIRETY); AND BEING A PORTION OF THE SAME PROPERTY AS FURTHER CONVEYED TO THERESA G. WOOD AND WILLIAM CASS SATTERFIELD BY QUITCLAIM DEED FROM JULIA A. SATTERFIELD AND ALVIN SATTERFIELD, BOTH UNMARRIED, OF RECORD IN INSTRUMENT NO. 20140827-0077999; AND FURTHER BEING A PORTION OF THE SAME PROPERTY CONVEYED TO THERESA G. WOOD BY QUITCLAIM DEED FROM WILLIAM CASS SATTERFIELD, OF RECORD IN INSTRUMENT NO. 20180403-0030818, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 500 Cumberland Avenue, Madison, TN 37115

WARRANTY DEED
(Continued)

(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/our hand(s) this 21st day of May, 2018.

Theresa G. Wood

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Theresa G. Wood, a married woman, the herein bargainor(s), 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 and official seal, this the 21st day of May, 2018.

Notary Public

My Commission Expires: 1/25/2020

(SEAL)

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-1414-18-500