30631-8 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 106405 DEEDWARR
06/19/2018 10:48:14 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00

20180619-0058849

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,150,000.00**.

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2018.

Notary Public

My commission expires: 3-8-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Britton R. Wood **Elizabeth Wood**	**OWNERS**	**Map 157-00-0 Parcel 115.00**
6509 Radcliff Drive		
Nashville, Tennessee 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Vito K. Rocco and wife, Carol L. Rocco

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Britton R. Wood and Elizabeth Wood, husband and wife

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. 65 on the Plan of Devonshire Manor, Section Two, of record in Plat Book 5200, Page 242, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Vito K. Rocco and wife, Carol L. Rocco, by Deed dated January 16, 1995 from Estate of Margaret A. Vosberg and John A. Vosberg, of record in Book 9572, Page 756, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Vito K. Rocco and Carol L. Rocco, pursuant to a Power of Attorney executed by him/her/them on the 1st day of May, 2018, of record in Instrument No. 20180619-0058848, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 242, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Deed of Conveyance for Water Main of record in Book 5584, Page 865, said Register's Office. (3) Charter of Devonshire Manor Homeowners' Association, Inc. of record in Book 7584, Page 337, said Register's Office. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (__ __) property, known as **6509 Radcliff Drive, Nashville, Tennessee 37221**

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 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 **18th** day of **June, 2018.**

Vito K Rocco by Sheila Reuther, Attorney in Fact

Vito K. Rocco by Sheila Reuther, Attorney-in-Fact

Carol L Rocco by Sheila Reuther, Attorney in Fact

Carol L. Rocco by Sheila Reuther, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of June, 2018, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Sheila Reuther, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Vito K. Rocco and Carol L. Rocco, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Vito K. Rocco and Carol L. Rocco, for the purpose therein contained, by signing the name of Vito K. Rocco and Carol L. Rocco, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **June, 2018.**

Diana A. A

Notary Public

DIANA AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC

My Commission Expires: 10-29-19