WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $970,000.00.

KCA
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2018.

Janderson
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett
Batch# 123236
08/01/2018 09:12:53 AM
Fees: $13.00 Taxes: $3,589.00

Davidson County
DEEDWARR
2 pgs

20180801-0074874

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702

File No.: 18-06-183

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Wood and Brenda Wood		102 16 0 026.00
(NAME) 608 Starlit Road	(NAME) NEW OWNER	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **NICHOLAS STRANE AND WIFE, JULIE STRANE,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **DAVID WOOD AND BRENDA 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. 241 on the Plan of Hillwood Estates, Section 10, as of record in Plat Book 2331, Pages 95 and 96, Register's Office for said County, to which plat reference is made for a more complete description.

Being the same property conveyed to Nicholas Strane and wife, Julie Strane by Warranty Deed dated 02/07/2009 from Kenneth F. Hinman and Tara S. Hinman, as equal tenants-in-commmon, of record in Instrument 2009-03040019420, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 608 Starlit Road, Nashville, TN 37205
(House No.) (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 our hands this 27th day of July, 2018.

Nicholas Strane

Julie Strane

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Nicholas Strane and Julie Strane,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein contained.

IWitness my hand and official seal, this the 27th of July, 2018.

Notary Public

My Commission Expires: 5/4/2019

(SEAL)

