Karen Y Johnson Davidson County
Batch# 146494 DEEDWARR
09/28/2018 02:25:30 PM 4 pgs
Fees: $23.00 Taxes: $1,106.30
20180928-0096488

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is ~~$299,000.00~~

Affiant

Subscribed and sworn to before me this 13th day of September, 2018.

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My commission expires: 11/5/2019

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Chase G. Wood and Heidi S. Wood 8289 Boone Trce Nashville, TN 37221	~~Fairway Mortgage~~ New owner	126-15-0B-303.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Forrest H. King, III and Kimberly Ann Rush, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Heidi Sizemore Wood and Chase G. Wood, Wife and Husband** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 31 on the Plan of Section Four, Lexington Point, of record is Instrument No. 20070612-0070407, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Kimberly A. Rush and Forrest H. King, III, wife and husband, by deed from Forrest H. King, Jr., an unmarried man, of record in Instrument No. 20171117-0118262, dated November 7, 2017, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Lexington Point of record in Instrument No. 20070612-0070407, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Instrument No. 20001018-0103445 and amended in Instrument No. 20010522-0052909, re-recorded in Instrument No. 20020214-0019754, and Instrument No. 20020219-0021061, Register's Office for Davidson County, Tennessee.

3. Charter for Lexington Point of record in Instrument No. 20001020-00104424 Register's Office for Davidson County, Tennessee.

4. ByLaws of Lexington Point of record in Instrument No. 20150220-0014706 Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record in Instrument No. 20020729-0090372

6. Permanent Drainage Easement of record in Insturment No. 20020729-0090373.

7. Easement for ingress and egress for the purpose of Vehicular access of record in Book 11669 Page 837.

8. Easement to Harpeth Valley Utility of record in Book 7526 Page 315 and Book 7526 Page 318 and Book 7526 Page 324.

9. Easement for Transmission Line of record in Book 4257 Page 647.

10. Easement and right of way by Tennessee Valley Authority set forth Declaration of Taking of record in Book 4205 Page 194 and Judgment of record in Book 4226 Page 715.

11. Easement to Tennessee Electric Power Company of record in Book 751 Page 375 and Book 787 Page 7.

12. Easement granted to Nashville Chattanooga and St. Louis Railway of record in Book 513 Page 396.

13. Subject to plan of Newson Land of record in Plat Book 1, Page 25 and Plat Book 1, Page 121.

This property is improved property known as 8289 Boone Trce, Nashville, TN 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 13th day of September, 2018.

Forrest H. King, III

Kimberly Ann Rush

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of September, 2018, before me personally appeared Forrest H. King, III and Kimberly Ann Rush, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 13th day of September, 2018.

Notary Signature
My commission expires: 2/25/19



True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212