Karen Y Johnson Davidson County
Batch# 147328 DEEDWARR
10/01/2018 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $786.25
20181001-0097105

# WARRANTY DEED

File #18488

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

267869

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Emily E. Walter | New Owner | 142100B08000CO |
| (NAME) 609 Barlin Drive | (NAME) | |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Chase Wood and Heidi Sizemore Wood (F/K/A Heidi Sizemore), husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily E. Walter, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 80 on the Plan of Belle Pointe, a Planned Unit Development, Phase Two of record in Plat Book 6250, Pages 797 and as established by Declaration of Covenants, conditions and restrictions of record in Book 6689, Page 772, amendments of record in Book 6702, Page 409, in Book 6775, Page 774 made applicable to Phase II of record in Book 6770, Page 814, in Book 6862, Page 292, amendments of bylaws of record in Book 7409, Page 224, in Book 7851, Page 215, in Book 9319, Page 443 and in Instrument No. 20020130-0013252, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chase Wood and Heidi Sizemore, both unmarried as joint tenants with full rights of survivorship by Warranty Deed from Gary Wood, unmarried, dated 05/05/2017, recorded 06/06/2017 of record in Instrument No. 20170606-0056716, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary Wood, a single man by Warranty Deed from Alisha R. Guertin, now known as Alisha Guertin Warner, a married woman, dated 06/02/2015, recorded 06/05/2015 of record in Instrument No. 20150605-0052914, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2018 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness my hand this 17th day of September, 2018.

Chase Wood

Heidi Sizemore Wood

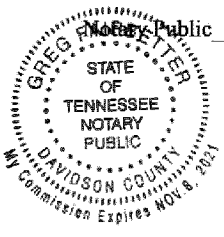
**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Chase Wood and Heidi Sizemore Wood, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of September, 2018.

Notary Public

My Commission Expires:




RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

**RETURN TO**
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 267869

## CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

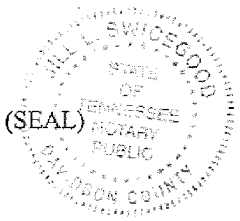
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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