Karen Johnson Davidson County
Batch# 202250 DEEDWARR
03/06/2019 10:51:22 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20190306-0020414

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 19-4472

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
EFD Forrest Development, LLC (NAME)	New Owner (NAME)	74-8-264
929 Myatt Industrial Dr. (STREET ADDRESS)	" (STREET ADDRESS)	
Madison TN 37115 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Jimmy D. Wood II, Administrator C.T.A. of The Estate of Jimmy D. Wood and Jimmy D. Wood II and Luci V. Dyer and Sheri N. Wyatt**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EFD Forrest Development, LLC, a Tennessee Limited Liability Company**, 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:

A certain tract or parcel of land situated and located in Davidson County, Tennessee and being more particularly described as follows :

Being Lot No. 1004 on the Plat of Hermitage Hills, Section 10 of record in Plat Book 3600, page 50 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy D. Wood, an unmarried man by Deed dated August 30, 2001 from Marion P. Ivey, unmarried, recorded September 5, 2001, in Instrument Number 20010905-0095730, in the Official Records of Davidson County, Tennessee.

The said Jimmy D. Wood, died testate on October 29, 2017.

Pursuant to the Last Will and Testament of Jimmy D. Wood, Probate Case No. 17P2129, as filed in Chancery Probate Court for Davidson County, Tennessee, Jimmy D. Wood, II, William E. McVeigh, Luci V. Dyer and Sheri N. Wyatt are the only heirs. Sharon Sue Anderson has been appointed to serve as Executrix and Jerry Wayne Wood, Sr appointed to serve as Secondary Executor of the Estate of Jimmy D. Wood. Said Last Will and

Testament devised the aforementioned property to Luci Veronica Wood and Sheri Nicole Wood.

Luci Veronica Wood and Luci V. Dyer being one and same person.
Sheri Nicole Wood and Sheri N. Wyatt being one and smae person.

Further Pursuant to Probate Case No. 17P2129, as filed in Chancery Probate Court for Davidson County, Tennessee, the said Sharon Sue Anderson voluntarily removed herself as Executrix and Jerry Wayne Wood, Sr, also voluntarily removing himself as Secondary Executor of the Estate of Jimmy D. Wood and both appointing Jimmy Dodson Wood II as Executor.

Pursuant to Probate case No. 17P2129, as filed in Circuit Probate Court for Davidson County, Tennessee, the said Jimmy D. Wood, II was admitted and approved to serve as Administrator C.T.A.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3600, page 50, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 3765, page 134, Register's Office for Davidson County, Tennessee.

3. Easement for water mains/appurtenances as recorded in Instrument 200307100095674, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 151 Jacksonian Drive, Hermitage, TN 37076.

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. Whenever 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 1st day of March, 2019.

The Estate of Jimmy D. Wood

By: Jimmy D. Wood II
Jimmy D. Wood II, Administrator C.T.A.

Jimmy D. Wood II
Jimmy D. Wood II

Luci V. Dyer
Luci V. Dyer

Sheri N. Wyatt
Sheri N. Wyatt

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 1st day of March, 2019, personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jimmy D. Wood, II, Administrator C.T.A. of The Estate of Jimmy D. Wood, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Administrator C.T.A. of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of March, 2019.

Notary Signature
My commission expires: 3.17.20

STATE OF TENNESSEE
COUNTY OF SUMNER

BRIAN L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

On this 1st day of March, 2019, before me personally appeared Jimmy D. Wood II, Luci V. Dyer and Sheri N. Wyatt, 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 1st day of March, 2019.

Notary Signature
My commission expires: 3.17.20

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066