WARRANTY DEED

Karen Johnson Davidson County
Batch# 250571 DEEDWARR
07/01/2019 09:15:35 AM 2 pgs
Fees: $13.00 Taxes: $1,084.10

20190701-0063387

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Y-C-19-361

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua Kevin Wood	SWBC Mortgage Corp	
(NAME)	(NAME)	**161-04-0-144.00**
361 Tusculum Rd	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARITA NIDO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA KEVIN WOOD,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being Lot No. 3 on the Plan of Goodrich Heights Subdivision, as of record in Book 2663, page 60, Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 95 feet on the Southerly side of Tusculum Road and extends back 329.2 feet on the East line and 345 feet on the West Line to a rear line measuring 98.1 feet thereon.

Included in the above described property but specifically excluded therefrom is the following described tract conveyed by Warranty Deed of record in Book 4220 Page 617 Register's Office for Davidson County, Tennessee:

A small strip of land in the 31st Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, and described as follows, to wit:

Being part of Lot No. 3 on the Plan of Goodrich Heights, as of record in Book 2663, page 60, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 95 feet on the present Southerly margin of Tusculum Road and runs back South 1 degrees 35 minutes East 7 feet on the West line and South 1 degrees 35 minutes East 6.5 feet on the East line to points on the new relocated Southerly margin of Tusculum Road on which it measures 95 feet thereon and containing 641 square feet, more or less.

Also the right for a drainage easement containing 1600 square feet, being 10 feet wide and 160 feet long lying parallel to the lot line between Lot Nos. 2 and 3 on said plan of Goodrich Heights and adjoining to the new relocated Southerly margin of Tusculum Road.

Being the same property conveyed to Margarita Nido Stewart as Trustee for the Margarita Nido Stewart Revocable Living Trust dated January 31, 2011 by Quitclaim deed from Margarita Nido Stewart, a single woman of record in Instrument No. 20150730-0075281 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on July 30, 2015. Being also known as 361 Tusculum Rd Nashville, Tennessee 37211.

Being the same property conveyed to Margarita Nido by Quitclaim deed from Margarita Nido Stewart, NKA Margarita Nido, as Trustee for the Margarita Nido Stewart Revocable Living Trust dated January 31, 2011 of record in Instrument No. 20190618-0058571 Register's Office for Davidson County, Tennessee, dated June 12, 2019 and recorded on June 18, 2019. See also, Final Judgment of Change of Name, Case No. 2018-DR-0500-05N-K of record in the Circuit Court of The 18th Judicial Circuit, in and for Seminole County, Florida, attached as Exhibit A. Being also known as 361 Tusculum Rd. Nashville, Tennessee, 37211.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 60, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2794, Page 363 and Book 2864, Page 198, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **361 Tusculum Rd, Nashville, Tennessee 37211**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF JUNE, 2019.

Margarita Nido by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARGARITA NIDO, and who acknowledged he/she/they executed the same as the free act and deed of the said MARGARITA NIDO.

Witness my hand and official seal, this the 27th of June, 2019.

Notary Public
My Commission Expires:
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021