WARRANTY DEED

Karen Johnson Davidson County
Batch# 268577 DEEDWARR
08/08/2019 09:13:43 AM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20190808-0078892

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

Conyhyn S. Pitcost
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August 2019.

Colleen Walters
Notary Public

MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dorothy Sara Fowler Getsay	Fifth Third Bank	131150A00100CO
(NAME)	(NAME)	
4703 Granny White Pike	P.O. Box 630170	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Cincinnati, OH 45263	
(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 considerations, the receipt of which is hereby acknowledged, I **David C. Wood,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dorothy Sara Fowler Getsay and Richard Gene Getsay, wife and husband**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. A on the Plan of Granny White Homeowners Association Property of record in Plat Book 6200, Page 161, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Granny White Homeowners Association, a horizontal property regime established by Master Deed of record in Book 5649, Page 253, said Register's Office.

Being the same property conveyed to Elizabeth Hagan Wood by Warranty Deed from Stephen O. Hewlett and wife, Marry Lynne Hewlett, dated 12/05/1985 and recorded as 12/10/1985, of record in Book 6731, Page 725, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George E. Mudter, Jr., Trustee, his Successors and Assigns by Quitclaim Deed from Elizabeth Hagan Wood and now George E. Mudter, Jr., Trustee Quitclaim and convey unto David C. Wood and wife, Elizabeth Hagan Wood, dated 10/30/2002 and recorded as 11/06/2002, of record in Instrument 200211060136363, Register's Office for Davidson County, Tennessee.

The said Elizabeth H. Wood died on 12/29/2016, leaving the said David C. Wood the sole surviving tenant by the entirety.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 6200, Page 161, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 5649, Page 253, Register's Office for Davidson County, Tennessee.

Rights of others under the terms and conditions contained in the Charter of record in Book 5659, Page 301, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4703 Granny White Pike, Nashville, TN 37220

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 7th day of August 2019.

David C. Wood

David C. Wood

State of Tennessee
County of Williamson

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

Witness my hand and Official seal this 7th day of August, 2019.

Michelle Lee Pepper

Notary Public:
My Commission Expires: July 24, 2023

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027