Name and Address of New Owner:
Stefanie Lynn Bannon
6532 Upton Lane
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 315591 DEEDWARR
11/14/2019 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20191114-0117475

Map & Parcel No: 10203019000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Clay Bass Wood, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stefanie Lynn Bannon, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 and part of Reserved Parcel A, on the Plan of Charlotte Park, Section 26, of record in Plat Book 3700, Page 91, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection by Campbell, McRae and Associates Surveying, Inc., 2424 21st Avenue South, Suite 201, Nashville, TN 37212, License No. 1838, dated March 8, 2001, as follows:

Said Lot 9 fronts 62.97 feet on the northerly margin of Upton lane and extends back 196.55 feet, a broken line, and 161.43 feet on the easterly line, to a line in the rear on which it measures 92.02 feet. Said part of Reserved Parcel "A" is described as follows:

Beginning at a point, being located at the rear common corner of lots 8 and 9 on the Plan of said Section 26; thence North 48 deg. 10 min. 12 sec. East, passing a witness line at 255.40 feet, a total distance of 278.40 feet, more or less, to the center of a creek; thence with the center of said creek northwestwardly 105 feet, more or less, to the point of intersection of the center line of said creek; thence South 48 deg. 10 min. 12 sec. West, passing a witness line at 29 feet, more or less, and continuing for a distance of 220.28 feet, making a total of 249.28 feet, more or less, to a point being the northerly most corner of Lot 9; thence South 41 deg. 49 min. 48 sec. East 92.02 feet (98.02 Deed) to the point of beginning.

Being the same property conveyed to Clay Bass Wood, a single man by Warranty Deed from Whitney A. McFalls F/K/A Whitney A. McFalls, dated June 14, 2017, or record in Instrument No. 20170705-0067477, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 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.

Christine Adell Sidwell, wife of Clay Bass Wood, joins in the execution of this instrument for the purpose of relinquishing all of her rights, title and interest, marital or otherwise, in and to the subject property.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of November, 2019.

Clay Bass Wood by Christine Adell Sidwell (SEAL)
Clay Bass Wood by Christine Adell Sidwell,
Attorney-In-Fact

Christine Adell Sidwell (SEAL)
Christine Adell Sidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2019, before me personally appeared Christine Adell Sidwell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Clay Bass Wood pursuant to a Specific Power of Attorney dated 10/31/2019 and filed of record in Instrument No. 20191108-0115457, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Clay Bass Wood, as his attorney in fact.

Witness my hand, at office, this 12th day of November, 2019.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2019, before me personally appeared Christine Adell Sidwell, 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's (or persons') free act and deed.

Witness my hand, at office, this 12th day of November, 2019.

Notary Signature
My commission expires:

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12th day of November, 2019.

Notary Public
My commission expires: 03/08/21
File No. 19-666

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Jessica Lascelle, 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, Seth Dearinger, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03/09/21