THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124369** Karen Johnson Davidson County Batch# 357486 **DEEDWARR** 02/12/2020 03:26:02 PM 2 pgs Fees: $13.00 Taxes: $2,368.00 20200212-0016250	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $640,000.00. Affiant Subscribed and sworn to before me, this 7th day of February, 2020. Notary Public My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner: Hyde Construction Group 4513 Granny White Pike Nashville TN 37204	Send Tax Bills To: New Owner 921 Sutton Hill Rd Nashville, TN 37204	Tax Information: Tax Parcel ID No. 131-11-0-039.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gustavus A. Wood, IV and Ann H. Wood, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Hyde Construction Group, LLC**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3 , as shown on the map entitled Resubdivision of Turner Subdivision, of record in Plat Book 6250, page 899, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GUSTAVUS A. WOOD, IV and ANN H. WOOD, HUSBAND AND WIFE, by deed from ALEXANDER BENJAMIN BATSUK, SR. AND SVETLANA BATSUK, HUSBAND AND WIFE, of record in Instrument No. 20110826-0065994 , dated August 25, 2011 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 131-11-0-039.00.

Matters shown on the Plan of record in Plat Book 6250, page 899, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 6100, page 290 , said Register's Office.

This is improved property located at 4513 Granny White Pike Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-SR-19-4513

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of February, 2020.

Gustavus A. Wood, IV by [signature], Attorney in Fact

Gustavus A. Wood, IV by Will Chapman, his Attorney-in-Fact

Ann H. Wood by [signature] Attorney in Fact

Ann H. Wood by Will Chapman, her 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, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Gustavus A. Wood, IV and Ann H. Wood and that he is authorized by Gustavus A. Wood, IV and Ann H. Wood to execute this instrument on their behalf.

Witness my hand, at office, this 7th day of February, 2020.

J anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022