Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 406808 **DEEDWARR**
05/27/2020 03:18:57 PM 2 pgs
Fees: $13.00 Taxes: $1,331.63

20200527-0054668

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $359,900.00.

Affiant

Subscribed and sworn before me this the 22nd day of May, 2020.

Notary Public
My commission expires:

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Seth Sabin 5038 Regent Drive Nashville, TN 37220	[redacted] NEW OWNER	146-11-0 013.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAREY BURTON WOOD AND KAITLYNN M. WOOD, TRUSTEE(S) OF THE WOOD REVOCABLE LIVING TRUST, DATED OCTOBER 13, 2016**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SETH ROBERT SABIN AND KALEIGH LIGON SABIN, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Section One Revised, Crieve Hall Estates of record in Plat Book 1835, Pages 122 through 124 inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carey Burton Wood and Kaitlynn M. Wood, Trustees of the Wood Revocable Living Trust, dated October 13, 2016, by deed from Carey Burton Wood and Kaitlynn M. Wood, husband and wife, dated 10/13/2016, of record in Instrument No. 20161018-0110168, said Register's Office.

Also being the same property conveyed to C. Burton Wood and Kaitlynn M. Wood, husband and wife, by deed from Hunter Batson, unmarried man, dated 05/12/2015, of record in Instrument No. 20150513-0044125, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5038 Regent Drive, Nashville, TN 37220.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd day of May, 2020.

Wood Revocable Living Trust, dated October 13, 2016

BY: _____
Carey Burton Wood, Trustee

BY: _____
Kaitlynn M. Wood, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Carey Burton Wood, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon His oath acknowledged himself to be the TRUSTEE of the within named bargainor, Wood Revocable Living Trust, dated October 13, 2016, and that he, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Wood Revocable Living Trust, dated October 13, 2016, by the said Carey Burton Wood, as such TRUSTEE.

Witness my hand and official seal this 22nd day of May, 2020.

My commission expires:
9-6-22

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kaitlynn M. Wood, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, Wood Revocable Living Trust, dated October 13, 2016, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Wood Revocable Living Trust, dated October 13, 2016, by the said Kaitlynn M. Wood, as such TRUSTEE.

Witness my hand and official seal this 22nd day of May, 2020.

My commission expires:
9-6-22

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY