ADDRESS NEW OWNER: Meredith Patrice Wood
4807 Magnolia Place
Nashville, TN 37211

SEND TAX BILL TO: FirstBank
318 Seaboard Lane, Suite 205
Franklin, TN 37067

MAP-PARCEL NOS. 14604018300

Karen Johnson Davidson County
Batch# 407704 DEEDWARR
05/29/2020 11:25:29 AM 2 pgs
Fees: $13.00 Taxes: $878.75
20200529-0055547

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Will Harrison and Jennah Harrison, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Meredith Patrice Wood, unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 10-B as shown on the plan of Zone Lot Division, Lots 5 & 8-12, Magnolia Hall, of record in Book 5800, page 197, as revised in Book 5200, Page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Will Harrison and Jennah Harrison, husband and wife, from Ben A. Muse and Commie C. Muse, husband and wife, by Warranty Deed recorded on September 28, 2018, in Instrument No. 20180928-0096533, Register's Office for Davidson County, Tennessee.

This is property with a common address of 4807 Magnolia Place, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 5800, Page 197 and revised in Plat Book 5200, Page 699, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 6213, Page 359, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of May 2020.

Will Harrison

Jennah Harrison

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Will Harrison and Jennah Harrison, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of May 2020.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $237,500.00.

Meredith Patrice Wood
Affiant

Subscribed and sworn before me this 28th day of May 2020.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires: _____

File No. 2005K101