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

WARRANTY DEED

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald Bradley Wood and Lesa Bennett Wood	NEW OWNER	10514014300
(NAME)	(NAME)	
2217 Lindell Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 543631 **DEEDWARR**
12/30/2020 11:39:26 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20201230-0154655

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Matthew C. McCullough and Lindsey E. McCullough, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donald Bradley Wood and Lesa Bennett Wood, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 and the Southerly 15 feet of Lot No. 22 in Blocks 19 and 20 in Yarbrough's Subdivision of Woodland, as of record in Book 161, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 and the Southerly 15 feet of Lot No. 22 front together 65 feet on the Westerly side of Wilson Avenue, now Lindell Avenue, and extends back between parallel lines, 167.5 feet to an alley.

Being the same property conveyed to Matthew C. McCullough and Lindsey E. McCullough, husband and wife by deed dated June 16, 2014 from Britt Simmons and Anne Simmons, husband and wife of record in Instrument No. 20140617-0052639, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2217 Lindell Avenue, Nashville, TN 37204
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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/our hands this 28th day of December, 2020.

Matthew C. McCullough

Lindsey E. McCullough

State of Tennessee
County of Davidson

On this 28th day of December, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Matthew C. McCullough and Lindsey E. McCullough, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 28th day of December, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Wood

