THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233430** Karen Johnson Davidson County Batch# 589326 DEEDWARR 03/11/2021 11:01:10 AM 2 pgs Fees: $13.00 Taxes: $6,567.50 20210311-0032310	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,775,000.00. Affiant Subscribed and sworn to before me, this 10th day of March, 2021. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John H. Wood and Melissa R. Wood 3530 Redmont Rd Birmingham, AL 35213	New Owner	Tax Parcel ID No. 157-08-0A-021.00 CO

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, **James W. Waugh, Jr. and Belinda C. Waugh, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John H. Wood and Melissa R. Wood, husband and wife**, ("Grantees"), their 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) 21, as shown on the map entitled the Plan of Amended Lots 21 and 22 Middleton, of record in Plat Book 8250, page 587, 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 JAMES W. WAUGH, JR. AND WIFE, BELINDA C. WAUGH, by deed from C. DALE ALLEN AND WIFE, JULIE ALLEN, of record in Book 11325, page 162 , dated February 1, 1999 , said Register's Office. Being further conveyed to JAMES W. WAUGH , JR. AND WIFE, BELINDA C. WAUGH , AS EQUAL TENANTS IN COMMON, by quitclaim of record in Instrument No. 20010209-0012802, dated November 21, 2000, 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 2021 and subsequent years for Map-Par. 157-08-0A-021.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 900, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6522, page 212, Book 7119, page 345, Book 9816, page 844 and Book 10714, page 744, said Register's Office.

This is improved property located at 19 Middleton Park Lane Nashville TN 37215

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.

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 10th day of March, 2021.

James W. Waugh, Jr.

Belinda C. Waugh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James W. Waugh, Jr. and Belinda C. Waugh, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2021.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: _____