(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/03 10:43 2pgs
Fees:13.00 Taxes:443.08

20030425-0055858

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,750.00

Kelli Potter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruben Y Martinez	new owner	Map 162
(NAME) 5005 McLendon Dr.	(NAME)	Group 03-0
(ADDRESS) Antioch, TN 37013	(ADDRESS)	Parcel 78
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
Douglas D Woodlee and wife, Mary Carol Shaw, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruben Y Martinez and Wife, Juana Q. Martinez, 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:

Being Lot No. 4 on the Plan of COLEWOOD HILLS SUBDIVISION, Section I, as of record in Plat Book 4300, Page 130, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Douglas D Woodlee and wife, Charlotte C Woodlee by deed from Zack R Cheek an wife, Emelyn T Cheek of record in Deed Book 4650, page 503, Register's Office for said County. Charlotte C Woodlee having since died leaving Douglas D Woodlee as surviving tenant by the entirety. Mary Carol Shaw joins in this conveyance in order to waive any interest she may have in subject property.

Restrictive Covenants of record in Deed Book 4548, Page 912, Register's Office of said County

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 5005 McLendon Dr., Antioch, TN 37013

(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 hand(s) this 23rd day of April, 2003.

Douglas D. Woodlee
Douglas D Woodlee

Mary Carol Shaw
Mary Carol Shaw
~~By: Douglas D Woodlee~~
~~As Attorney- In- Fact~~

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Douglas D Woodlee* the bargainor 5, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

* and Mary Carol Shaw

Witness my hand and Official seal this 4/23/2003

My Commission Expires Jan. 25, 2006

My Commission Expires:_____

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

~~On~~ this the 23rs day of April, 2003, before me personally appeared Douglas D Woodlee, ~~to~~ me known (or ~~proved to~~ me on the basis of satisfactory evidence) to be the person ~~who~~ executed the foregoing instrument on ~~behalf of~~ Mary Carol Shaw, and who acknowledged that she/he executed the same as the free act and deed of the said ~~Mary~~ Carol Shaw ~~by~~ virtue of that Power of Attorney, duly executed by the said Mary Carol Shaw ~~and appearing of~~ record in Instrument Number, of Register's Office of Davidson County, ~~Tennessee~~.

Witness my hand ~~and official~~ this 23rs day of April, 2003.

My Commission Expires: _____

_____
Notary Public

File Number2304143
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122