Davidson County DEEDWARR
Recvd: 09/22/06 10:07 3 pgs
Fees:18.00 Taxes:323.75

20060922-0117644

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) SP44921
FILE BOX "7"

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$87,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
15TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
WOOD RIDGE INVESTMENTS, LLC **6517 Windy Hill Court** **Brentwood, TN 37027**	**SAME**	**P/O 188-4**

FOR AND IN 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, Constance (Connie) Lynn Hardin and Janice Elaine Williams, co-executrices of the Estate of Dorothy Jean Carothers, deceased, with authority to sell real property, the said Constance (Connie) Lynn Hardin, now being known as Stefani Versace**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wood Ridge Investments, LLC**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION

BEING part of the property conveyed to Robert E. Carothers by deed from John S. Thomas, Jr., et al, in Book 4819, page 848, Register's Office for Davidson County, Tennessee. Robert Edward Carothers aka Robert E. Carothers aka R. E. Carothers has died. His Will, probated in Case No. 99P-832, Davidson County, Tennessee, leaves the property to Dorothy Jean Carothers, who has since died. Her Will, probated in Case 04P 1132, Davidson County, names Constance (Connie) Lynn Harding and Janice Elaine Williams as Co-Executrices with authority to sell. Constance (Connie) Lynn Hardin is now known as Stefani Versace.

This is unimproved property known as 5 Acres – Carothers Road, Nashville, TN

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 our hands this 15th day of September, 2006

ESTATE OF DOROTHY JEAN CAROTHERS

By: Janice Elaine Williams, Co-Executrice
JANICE ELAINE WILLIAMS, Co-Executrice

By: Stefani Versace', Co-Executrice
STEFANI VERSACE, Co-Executrice

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JANICE ELAINE WILLIAMS and STEFANI VERSACE, as Co-Executrices of the Estate of Dorothy Jean Carothers, the bargainors, with whom I am personally acquainted, (or 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 Nashville, Tennessee, this the 15th day of September, 2006.

Alan L Saturn
NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SURVEYOR'S DESCRIPTION
TAKE DOWN TWO 5 ACRES

Being land in the 31st and 99th Councilmanic District of Davidson County, and being a portion of the land conveyed to Robert E. Carothers In Deed Book 4819, Page 848, R.O.D.C., Being generally located south of Carothers Road and east of Battle Road and being more particularly described as follows:

Beginning at an existing iron pin on the southerly right-of-way of Carothers Road at the northwest corner of Wood Ridge Investments, LLC., as of record in instrument# 20050907 0107736 R.O.D.C.;

Thence, Leaving said southerly right-of-way of Carothers Road with the west line of said Wood Ridge Investments, LLC., S 11°47'28" W a distance of 287.47' to a set iron pin;

Thence, with a severance line through said Robert E. Carothers N 78°12'32" W a distance of 751.68' to a set iron pine on the easterly right-of-way line of Battle Road;

Thence, with said easterly right-of-way line of Battle Road the following calls:

N 08°36'02" E a distance of 261.48' to a set iron pin;
with a curve turning to the right with an arc length of 40.66', with a radius of 25.00', with a chord bearing of N 55°11'45" E, with a chord length of 36.33' to a set iron pin on the southerly right-of-way of Carothers Road,

Thence, with said southerly right-of-way of Carothers Road S 78°12'32" E a distance of 741.27'; which is the point of beginning.

Having an area of 218,236 square feet or 5.01 acres more or less.