Prepared by: & Return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090063427 DEEDWARR
Recvd: 09/16/09 13:27 2 pgs
Fees:13.00 Taxes:1295.00
20090916-0086486

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2009.

Notary Public
My commission expires: 1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

02-0907-46637

Address of New Owner:	Send Tax Bills to:	Tax Information
Bobby H. Gage, Jr. 4609 Sterling Cross Nashville TN 37211	New Owner	172-14-0-B-044.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carolyn Ann Woods, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bobby H. Gage, Jr. and Manci Gage, husband and wife, hereinafter called the Grantees, their successors 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. 44, on the Plan of Cluster Lot Development of Winfield Park, Phase 1, Section 1, Revision 1, of record in Instrument No. 20010313-0024108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald Woods and wife, Carolyn A. Woods by deed from Turnberry Homes, LLC, dated December 28, 1999, recorded January 6, 2000, of record in Instrument No. 20000106-0001797, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Carolyn Ann Woods, married by Quitclaim Deed from Donald Woods, married, dated August 19, 2002, recorded August 26, 2002, of record in Instrument No. 20020826-0103203, Register's Office for Davidson County, Tennessee.

Donald Woods spouse of Carolyn Ann Woods joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4609 Sterling Cross, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of September, 2009.

Carolyn Ann Woods

Donald Woods

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald Woods and Carolyn Ann Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 11th day of September, 2009.

State of Tennessee at Large

My Commission expires: 1/23/10

