WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH DAY OF SEPTEMBER, 2009. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAR. 20, 2010

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith J. Woodruff and Jennifer C. Woodruff	New Owner	Map 173-9, Group A, Parcel 572.00
(NAME)	(NAME)	
2340 Alteras Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **George A. Adelsberger and wife, Rebecca Adelsberger, formerly known as Rebecca M Denecke**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Keith J. Woodruff and wife, Jennifer C. Woodruff**, 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:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 546, SECTION ONE, PHASE EIGHT, LENOX VILLAGE, as shown on plat of record in Instrument No. 20060824-0104608, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to George A. Adelsberger and Rebecca M. Denecke, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated August 6, 2007and recorded in Instrument No. 20070807-0094467, in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 2340 Alteras Drive, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20090065761 DEEDWARR
Recvd: 09/28/09 10:28 2 pgs
Fees:13.00 Taxes:869.50
20090928-0089695

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, has 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 18th day of September, 2009.

George A. Adelsberger

FKA

Rebecca Adelsberger, formerly known as Rebecca M. Denecke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **George A. Adelsberger and Rebecca Adelsberger, formerly known as Rebecca M. Denecke**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of September, 2009.

Notary Public

My commission expires:

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

RETURN TO:
Homeland Title, LLC
1896 Gen. George Patton Dr. Ste 200
Franklin, TN 37067