| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Patrick K. Woods<br>Tina C. Woods<br>5637 Cloverland Park Drive<br>Brentwood, TN 37027 | New Owner | 171-04-0-B-014.00CO |

**THIS INSTRUMENT PREPARED BY:**
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE-
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $399,000.00

Kathy J Byers
Affiant

Subscribed and sworn to before me, this the 26th day of July, 2010.

E. Mannix
Notary Public

My Commission Expires: 11/22/10
(Affix Seal)

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100045812 DEEDWARR
Recvd: 07/27/10 10:02 2 pgs
Fees:13.00 Taxes:1476.30
20100727-0058739

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Christopher R. Brown, an unmarried individual, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Patrick K. Woods and wife, Tina C. Woods ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 14 as shown on the Plan of Cloverland Park, of record in Instrument No. 20001013-0102079, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Christopher R. Brown, by Warranty Deed from Patrick J. Wood and wife, Marie Hebron-Wood, dated June 2, 2005, of record in June 10, 2005, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **5637 Cloverland Park Drive, Brentwood, TN 37027**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **26th** day of **July, 2010.**

**GRANTOR(S)**

Christopher R. Brown

**STATE OF TEXAS** )

**COUNTY OF** Brazoria )

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Christopher R. Brown** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the ~~26th~~ 23rd day of **July, 2010.**

Notary Public

My Commission Expires: May 10, 2014

PHILLIP WAYNE THURSTON
Notary Public, State of Texas
My Commission Expires
May 10, 2014