THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10070801**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $193,000.00. Affiant Subscribed and sworn to before me, this 3rd day of September, 2010. Notary Public My Commission Expires: 11/22/10

Kate Rosenthal State Of Tennessee Notary Public County of Sumner

WARRANTY DEED

Address New Owner: Grant A. Sellars 1021 Woodbury Falls Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128120C10500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott A. Womack, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grant A. Sellars, unmarried** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1201, WOODBURY TOWNHOMES, PHASE I, as shown on plat of record in Exhibit E of Instrument No. 20060310-0028278, 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 Scott A. Womack, an unmarried man by Special Warranty Deed from Marquis Homes, LLC., a Tennessee Corporation, recorded on the 16th day of March, 2007 in Instrument No. 20070316-0032468, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODBURY TOWNHOMES, PHASE 1, as recorded in Exhibit E of Instrument No. 20060310-0028278, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278, as amended at Instrument No. 20080201-0010772, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

BILL GARRETT, Davidson County
Trans:T20100056197 DEEDWARR
Recvd: 09/08/10 09:13 2 pgs
Fees:13.00 Taxes:714.10
20100908-0071326

Charter of Woodbury Townhomes Homeowners Association, Inc. recorded at Instrument No. 20060309-0027744.

Easement for Utilities and Sanitary Sewer recorded in Book 5074, Page 856 and Book 5074, Page 945.

Stormwater Detention Agreement recorded at Instrument No. 20050118-0005578. Conveyances to State of Tennessee recorded in Book 8083, Page 534, Book 8083, Page 541 and Book 8083, Page 547.

Boundary Plat recorded at Instrument No. 20050216-0017693.

Storm Water Detention Agreement recorded at Instrument No. 20061023-0017693.

This is improved property located at 1021 Woodbury Falls Drive Nashville TN 37221.

Jennifer Womack joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of September, 2010.

Scott A. Womack

Jennifer Womack

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott A. Womack and Jennifer Womack, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of September, 2010.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner