BILL GARRETT, Davidson County
Trans:T20110081952 DEEDWARR
Recvd: 12/28/11 09:12 2 pgs
Fees:13.00 Taxes:666.00
20111228-0101219

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Garrett E Ball
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2011

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Adam K. Woods	NEW OWNER	Parcel ID:
7033 Bay Cove Trail		141120B00100
Nashville, TN 37221		

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

Garrett E. Ball and wife, Mary S. Ball

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Adam K. Woods and wife, Keelen H. Woods

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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Phase I, Southhampton, a Planned Unit Development, of record in Book 5200, Page 464, Register's Office for said County.

Being the same property conveyed to Garrett E. Ball and wife, Mary S. Ball by deed from B & F Associates, a Partnership composed of Mitchell Barnett and Tom Frist, Sr., of record in Book 6058, Page 38, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 5971, Page 839, and Book 6355, Page 517, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 464, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7033 Bay Cove Trail, Nashville, TN 37221

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 21st day of December, 2011.

Garrett E Ball
Garrett E. Ball

Mary S. Ball
Mary S. Ball

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 Garrett E. Ball and Mary S. Ball, 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 21st day of December, 2011.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.