BILL GARRETT, Davidson County
Trans:T20120002766 DEEDWARR
Recvd: 01/12/12 08:19 2 pgs
Fees:13.00 Taxes:980.50
20120112-0003133

WARRANTY DEED

PATRICIA DODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **6th** day of **January, 2012**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gabriel E. Arteaga	Same	173090A48100CO
(NAME)	(NAME)	
8924 Lyman Lane		
(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, **Emily D. Woods f/k/a Emily D. Fleming, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gabriel E. Arteaga**, hereinafter called the Grantee, his 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. 463 on the plan of Lenox Village, Phase Seven, of record as Instrument Number 20051028-0130418 in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emily D. Fleming, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated December 5, 2006 and filed on December 7, 2006 in Instrument Number 20061207-0151622, Register's Office of Davidson County, Tennessee.

Paul Scott Woods, husband of Emily D. Woods hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in and to the subject property by reason of his marital status, or otherwise.

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 8924 Lyman Lane, 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 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 **6th** day of **January, 2012**

Emily D. Woods
Emily D. Woods

Paul Scott Woods
Paul Scott Woods

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Emily D. Woods and husband, Paul Scott Woods**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **6th** day of **January, 2012**

Laurie M Harris
Notary Public

My commission expires: 12-10-2012

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY