(1)

BILL GARRETT, Davidson County
Trans:T20120043581 DEEDWARR
Recvd: 06/13/12 13:29 2 pgs
Fees:13.00 Taxes:809.75
20120613-0051727

Return to:

Return To:
[illegible]
1804 Wi[illegible] N. Ste 201
Brent[illegible]
[illegible]

#966

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Shari Roxann Christenson and Husband, Brian Christenson	New Owner	Map 172-03A-
816 N Woodstone Lane		Parcel 095.00CO
Nashville, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 7149 Nolensville Road, Ste 3A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Henry G. Laird, Jr. and wife, Catherine P. Laird,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Shari Roxann Christenson and Brian Christenson, wife and husband,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in DAVIDSON County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 95, Woodlands, Phase I, Section I, as shown by plat and survey of record in Plat Book 6900, pages 498 and 499, said Register's Office, to which reference is hereby by for a more complete and accurate description of said lot.

Being the same property conveyed to Henry G. Laird, Jr. and wife, Catherine P. Laird by warranty deed dated May 12, 2005 from William C. Ridenour, unmarried of record in Instrument No. 20050516-0055014, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2012 Taxes, a lien not yet due and payable and assumed by the Grantees.**
2. **Restrictions, By-Laws and Charter and Common Areas of record in Book 7334, page 109, Book 7408, page 250, amended in Book 7516, page 37, Book 8454, page 246, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, re-recorded in Book 8643, page 675, and in Book 8454, page 246, and in Book 8472, page 210, said Register's Office. .**
3. **Easements of record in Book 7336, page 3, Book 8541, page 225, Book 8541, page 230 and in Book 8541, page 235, said Register's Office.**
4. **Any and all matters appearing on the Plan of record in Plat Book 6900, pages 498 and 499, said Register's Office.**

This is improved property commonly known as **816 N. Woodstone Lane, Nashville, TN 37211**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $218,850.00.

Affiant

Subscribed and sworn to before me this
6 day of June, 2012

Notary public:

My Commission Expires: 3-18-2014

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6 day of June, 2012.

Henry G. Laird, Jr.

Catherine P. Laird

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HENRY G. LAIRD, JR. AND CATHERINE P. LAIRD, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee,
this 6 day of June, 2012.

Notary Public
My Commission Expires: 1-13-2015