Record & Return to:
Signature Title Services, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

NEW OWNER:

Lauren Wood
7021 Lama Terra Court
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Franklin American Mortgage Co.
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067
Map 016

Parcel 207.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0938

BILL GARRETT, Davidson County
Trans:T20130013663 DEEDWARR
Recvd: 02/19/13 12:39 2 pgs
Fees:13.00 Taxes:619.75
20130219-0016366

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED SIXTY-SEVEN THOUSAND FIVE HUNDRED and 00/100 Dollars ($167,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ONE TENN, LTD., a Limited Partnership** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOSHUA JOEL WOOD AND WIFE, LAUREN ATHALIA WOOD** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land in Davidson County, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 27, on the plan of Ridgeview Estates, Section II, of record in Book 6200, Page 692, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to One Tenn, Ltd. by Cash Deed for Tennessee from The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument #20120619-0053494, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 7021 Lama Terra Court, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of January, 2013.

ONE TENN, LTD., a Limited Partnership
By: General Partner, TM Capital, LLC

By: _____, member
Taylor H. Reily, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ONE TENN, LTD, a Limited Partnership by TM Capital, LLC** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **TAYLOR H. REILY, Member of TM Capital, LLC, General Partner of ONE TENN LTD, a Limited Partnership**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the Company by signing its name as such authorized member.

_____
NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M. TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$167,500.00.**

_____
AFFIANT

Sworn to and subscribed to before me this 7th day of February 2013.

_____
NOTARY PUBLIC

My commission expires: SEP 20 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.