This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #21814.2013

Davidson County DEEDWARR
Recvd: 06/11/13 14:23 4 pgs
Fees:23.00 Taxes:518.00
**20130611-0059435**

| **NEW OWNER:** | **SEND TAX BILL TO:** | **MAP & PARCEL:** |
|---|---|---|
| Brian Woods<br>Sherry Woods<br>131 Chattooga Run<br>Hendersonville, NC 28739 | Same | 117 15 O A 175.00co |

# WARRANTY DEED

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, Patsy Ezell, unmarried,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Brian Woods and wife, Sherry Woods,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. S-7 on the Plan of condominium site of Green Hills Terrace Condominium Apartments, of record in Book 5200, Page 64, Register's Office of said county, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Patsy Ezell, a single person, by Deed dated July 28, 1995 from Kenneth D. McNeil and wife, Alean Virginia McNeil of record in Book 9745, Page 516, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2013 taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Plat Book 5200, Page 64, said Register's Office.

5. Master Deed of record in Book 5304, Page 702 and Book 7841, Page 557, said Register's Office.
6. Easement for right of way purposes to Comcast of Nashville I, LLC of record in Instrument Number 20110930-0075704, said Register's Office.

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my 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.

This is improved property is known as: 1900 Richard Jones Rd, S-7, Nashville, Tennessee 37215

Executed on this 10th day of June, 2013.

Patsy Ezell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Patsy Ezell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 10th day of June, 2013.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8-10-14

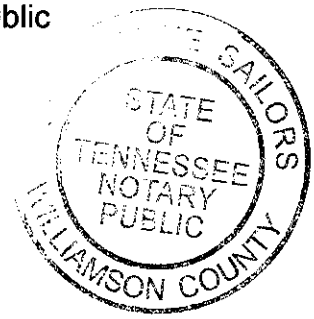
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Michelle Locke
Affiant

Sworn to and subscribed to me, the undersigned, this 10th day of June, 2013.

Leigh Anne Sailors
Notary Public




My Commission Expires: 8-10-14

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-10-14

