# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/30/13 08:11 3 pgs
Fees:18.00 Taxes:673.40
**20131030-0112467**

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jason C. Braden | NEW OWNER | 126150B18500CO |
| (NAME) | (NAME) | |
| 8233 Boone Trace | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221-6540 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Wesley Kyle Wooden and wife, Samantha Wooden**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jason C. Braden, married**, hereinafter called the GRANTEE(S), their heirs and/or 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. 17 on the Plan of Section Two Lexington Point Subdivision, as of record in Instrument No. 200105150049954, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Wesley Kyle Wooden and wife, Samantha Wooden by Deed from Kristina Leland nka Kristina Leland Fasig, married, dated 02/12/2007 and filed for record on 02/14/2007 in Instrument 200702140019026, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Instrument 200105150049954, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200010180103445, as amended of record in Instrument 200202140019754, said Register's Office.
Grant of Transmission Line Easement of record in Book 4230, Page 987, said Register's Office.
Charter of record in Instrument 200010200104424, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8233 Boone Trace, Nashville, TN 37221-6540

File No.: 01288-17625
SMG TN Warranty Deed

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 28th day of October, 2013.

Wesley Kyle Wooden

Samantha Wooden

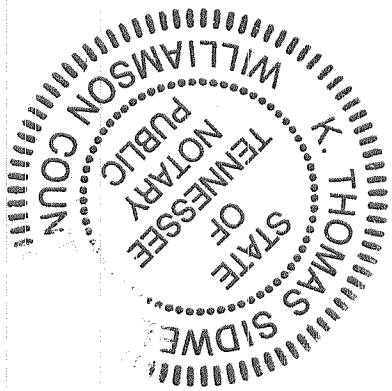
State of Tennessee
County of Williamson

Personally appeared before me Wesley Kyle Wooden and Samantha Wooden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of October, 2013.

Notary Public
My Commission Expires: 11/10/13

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**



## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

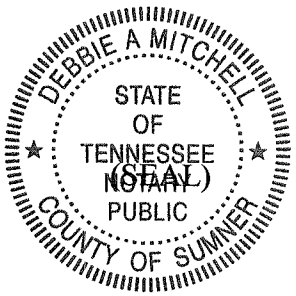
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell

Notary Public

My Commission Expires: 4/19/2017