BILL GARRETT, Davidson County
Trans:T20140011225 DEEDWARR
Recvd: 02/18/14 11:06 2 pgs
Fees:13.00 Taxes:832.50
20140218-0013704

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN143923

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2014.

NOTARY PUBLIC

My commission expires: 3/31/14

MICHAEL T. MOSS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matt Geasey<br>1007 Woodbury Falls Dr.<br>Nashville, TN 37221 | Mortgage Masters Inc<br>102 Elm St, 3rd Floor<br>Walpole MA 02081 | 128120C112.00 |

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Five Thousand and 00/100 Dollars ($225,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID R. JANZ AND NICOLE K. JANZ (F/K/A NICOLE A. KLOOR), HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, ~~MATT~~ Matthew **GEASEY**, * hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit: * unmarried

Being a certain Townhome with Private Elements in Davidson County, Tennessee, being Unit No. 1007 as specified on the plan of Woodbury Townhomes, Phase 1, shown as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions for Woodbury Townhomes, establishing a Horizontal Property Regime (with private elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee; including , without limitation, those By-Laws appended thereto as Exhibit "C", said Register's Office. Reference is hereby made to the plan of Woodbury Townhomes, Phase 1, for placement of units and for a more complete identification and description of such unit. Reference is also hereby made and incorporated herein to P.U.D Boundary plat of record in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David R. Janz and Nicole A. Kloor, both unmarried, by Warranty Deed from Marquis Homes, L.L.C., dated 5/15/2007, recorded 5/22/2007, of record in Instrument No. 20070522-0061027, in the Register's Office for Davidson County, Tennessee. The said David R. Janz and Nicole A. Kloor having since married.

The address of the herein described property is believed to be 1007 Woodbury Falls

Drive, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of February, 2014.

**DAVID R. JANZ**

**NICOLE K. JANZ**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, David R. Janz and Nicole K. Janz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of February, 2014.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

My commission expires: 12/23/2014