WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

Subscribed and sworn to before me, this 24th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 01-21-18
(AFFIX SEAL)

TERRI BOSWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-21-2018

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Forrest Brent Sanders	Gardner Financial Services LTD	128-12-0C
(NAME)	(NAME)	(MAP)
1120 Woodbury Falls Court	3503 Paesanos Pkwy.	015.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	San Antonio, TX 78321	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Catherine Ann Woods (formerly known as Catherine Cassady), married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Forrest Brent Sanders, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 1120 on the Plan of Woodbury Townhomes, Phase I, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions of record Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Catherine Cassady by Special Warranty Deed from Marquis Homes, LLC., a Tennessee Limited Liability Company of record at Instrument No. 20100429-0032753, Register's Office for Davidson County, Tennessee, dated April 29, 2010 and recorded on April 29, 2010.

1120 Woodbury Falls Court, Nashville TN 37221

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1120 Woodbury Falls Court, Nashville, Tennessee 37221

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20140013753 DEEDWARR
Recvd: 02/27/14 11:26 2 pgs
Fees:13.00 Taxes:628.63
20140227-0016959

Witness my/our hand(s) this 24th day of February, 2014.

Catherine Ann Woods by
Christopher Michael Woods
her attorney-in-fact

Catherine Ann Woods by
Christopher Michael Woods

Christopher Michael Woods

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Christopher Michael Woods with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Catherine Ann Woods, the within named bargainor, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Catherine Ann Woods.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 24th day of February 2014.

My Commission Expires: 6/21/16

Notary Public

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Christopher Michael Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 24th day of February, 2014.

Notary Public

My Commission Expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.