RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: LMC140009

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/14 14:55 3 pgs
Fees:18.00 Taxes:684.50
20140306-0019071

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

LuAnn Maloney
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2014.

NOTARY PUBLIC

My commission expires: 1-6-2015

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
Jeffery A. Kuhns 5916 Banning Circle Cane Ridge, TN 37013	First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129	183050A314.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Five Thousand and 00/100 Dollars ($185,000.00), 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, **KIMBERLY C. WOODS AND HUSBAND MATTHEW A. WOODS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JEFFERY A. KUHNS, A SINGLE PERSON**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 502 on the plan of October Woods, Phase 4, Section 7-B, a Planned Unit Development, of record in Instrument #20000907-0088378, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for complete and accurate description of said lot.

Being the same property conveyed to Kimberly C. Woods and Husband, Matthew A. Woods, by Quitclaim Deed from Kimberly C. Reid Woods and Husband Matthew A. Woods, dated 11/29/2002, recorded 12/31/2002, of record in Instrument No. 20021231-0162732, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5916 Banning Circle, Cane Ridge, TN 37013, 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), his 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 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 4th day of March, 2014.

MATTHEW A. WOODS

KIMBERLY C. WOODS

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Matthew A. Woods and Kimberly C. Woods, 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 4th day of March, 2014.

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Notary Public

Karen L. Trusty
Printed Notary Name

My commission expires: 8-23-16

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE