THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14020156** BILL GARRETT, Davidson County Trans:T20140020878 DEEDWARR Recvd: 03/28/14 10:56 2 pgs Fees:13.00 Taxes:839.90 20140328-0025724	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $227,000.00 Affiant Subscribed and sworn to before me, this 26th day of March, 2014. Notary Public My Commission Expires: 8/23/2016

WARRANTY DEED

Address New Owner: Lori Smith and Tom Weaver 1077 Woodbury Falls Dr Nashville TN 37221	Send Tax Bills To: SunTrust Mtg, Inc. RVW 5093 1001 Semmes Avenue Richmond, VA 23224	Tax Information: Tax Parcel ID No. 128-12-0C-078.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew K. Wolfe, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lori Smith and Tom Weaver, Tenants in common with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1077, PHASE 1, WOODBURY TOWNHOMES, as shown on plat of record in Instrument No. 20050216-0017693, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew K. Wolfe, an unmarried man by Special Warranty Deed from Marquis Homes, LLC., a Tennessee Limited Liability Company, recorded on the 17th day of September, 2007 in Instrument No. 20070917-0110977, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, WOODBURY TOWNHOMES, as recorded in Instrument No. 20050216-0017693.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278, amended at Instrument No. 20080201-0010972.

Charter of Woodbury Townhomes Homeowners Association, Inc. recorded at Instrument No. 20060309-0027744.

Easement for Utilities and Sanitary Sewer, recorded in Book 5074, Page 856 and Book 5074, Page 945.
Easement for Water Quality and Detention, recorded in Instrument No. 20120810-0071791.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050118-0005578.

Conveyances to The State of Tennessee recorded in Book 8083, Page 534, Book 8083, Page 541 and Book 8083, Page 547.

This is improved property located at 1077 Woodbury Falls Dr Nashville TN 37221.

Victoria Wolfe, wife of Matthew K. Wolfe, joins in this instrument for the purpose of conveying any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of March, 2014.

Matthew K. Wolfe

Victoria Wolfe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew K. Wolfe and Victoria Wolfe, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014