Prepared by:
Amy Cross Nance
Attorney at Law
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $347,500.00

Diana Richards
Affiant

Subscribed and sworn to before me, this 28th day of March 2014.

Sheri Engel
Notary Public
My commission expires: January 11, 2016

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 04/01/14 10:21 3 pgs
Fees:18.00 Taxes:1285.75
20140401-0026726

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ashleigh Wood	Same	104120C31400CO
26162 Viamontrey		
San Juan Capistrano, CA 92675		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Johnathan Park Dodge a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ashleigh Wood and husband David Wood hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 106, Villages at Acklen as shown on Master Deed of record in Instrument No. 20060526-0062317 which was revoked in Instrument No 20061108-0139001 and made applicable to No. 20051220-0152869 by amendment of record in No. 20061108-0139002 and further amended in No. 20061115-0141802; No. 20061227-0158825; and 20070621-0074025 Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Villages at Acklen contained in the Master Deed and By-Laws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jonathan Park Dodge by deed from Alliance Development, LLC of record in Instrument No. 20061010-0125960 Register's Office for Davidson County, Tennessee..

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in No. 20060526-0062317 which was revoked in Instrument No 20061108-0139001 and made applicable to No. 20051220-0152869 by amendment of record in No. 20061108-0139002 and further amended in No. 20061115-0141802; No. 20061227-0158825; and 20070621-0074025 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter

established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Villages at Acklen Condominiums

This property is improved property known as 2110 Acklen Avenue, Unit 106, Nashville,, Tennessee 37212-0000

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this 28 day of March, 2014.

Johnathan Park Dodge

Lori Soules-Dodge, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnathan Park Dodge and Lori Soules-Dodge, the bargainor(s), 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 official seal at Brentwood, Tennessee, this 28th day of March, 2014.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public

My Commission expires: 2/23/14

FILE NO: 08104

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

