THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31815-05-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $223,499.00. Affiant Subscribed and sworn to before me this 12th day of June, 2014. Notary Public My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Tonya M. Simmons 1053 Woodbury Falls Drive Nashville, TN 37221	**Send Tax Bills To:** First National Bank of McMinnville 200 East Main Street McMinnville, TN 37110	**Tax Information:** Map and Parcel No.: 128 120 C 09000 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, **Meaghan E. O'Bryan, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tonya Marie Simmons, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1053 Woodbury Falls Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Davidson County DEEDWARR
Recvd: 06/16/14 07:57 4 pgs
Fees:23.00 Taxes:826.95
20140616-0052011

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of June, 2014.

Meaghan E. O'Bryan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Meaghan E. O'Bryan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1053, together with the appurtenant interest in the common elements of Woodbury Townhomes, Phase I, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "E" to the aforementioned Declaration. (Subject property is a part of the property shown on the Boundary Plat of record in Instrument No. 20050216-0017693, said Register's Office.)

Being the same property conveyed to Meaghan E. O'Bryan, an unmarried individual, by deed dated July 27, 2007, from Marquis Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20070727-0089612, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 128 120 C 09000 CO.
2. Charter of Incorporation of Woodbury Townhomes Homeowners Association, Inc., of record in Instrument No. 20060309-0027744, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Woodbury Townhomes, Phase I, of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Boundary Plan of record as Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee.
6. Easements contained in the deeds of record in Book 8083, pages 534, 541, and 547, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20050118-0005578 and No. 20061023-0130904, Register's Office for Davidson County, Tennessee.
8. Easement Agreement of record in Instrument No. 20120810-0071791, Register's Office for Davidson County, Tennessee.
9. Easements for utilities and sanitary sewer of record in Book 5074, pages 856 and 945, Register's Office for Davidson County, Tennessee.

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