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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140076677 DEEDWARR
Recvd: 10/10/14 08:55 2 pgs
Fees:13.00 Taxes:471.75
20141010-0093970

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JIMMY R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 8-22-2016

THIS INSTRUMENT WAS PREPARED BY
Advantage TItle and Escrow, 3225 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Aman	Same	173-05- 0A-077.00
(NAME)	(NAME)	
2018 Shaylin Loop		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Michael Woods, II and Kristal D. Woods, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy Aman, a single man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 77 (Seventy Seven) on the Plan of Barnes Crossing, A Planned Unit Development, as shown on Exhibit A of the Master Deed of record in Instrument Number 20050721-0084791, as re-recorded in Instrument Number 20050805-0092480, and as amended of record in Instrument Number 20051114-0136938, of said Register's office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Michael Woods, II and Kristal D. Woods, husband and wife, by deed of record in Instrument Number 20070607-0068251, Register's Office for Davidson County, Tennessee.

Subject to Master Deed and By-Laws of record in Instrument Number 20050721-0084791, and re-recorded of record in Instrument Number 20050805-0092480, and amended of record in Instrument Number 20051114-0136938, Register's office for Davidson County, Tennessee. Easement to metro of record in Instrument Number 20050721-0084791, and of record in Instrument Number 2050811-009517, Register's office for Davidson County, Tennessee. Charter of Homeowners Association included in Master Deed as Exhibit B; Planned Unit Development Boundary of rerecord in Instrument Number 20050128-0010427, Register's office for Davidson County, Tennessee. All plat and survey matters shown on the exhibit A in said Master Deed of record in Instrument Number 20050721-0084791, as re-recorded of record in Instrument Number 20050805-0092480, and as amended of record in Instrument Number 20051114-0136938; all of the Register's office.

unimproved ☒

This is improved ☐ property, known as 2018 Shaylin Loop, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 7th day of October 2014.

James Michael Woods II

Kristal D. Woods

STATE OF Ohio
COUNTY OF Ross

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Michael Woods, II and Kristal D. 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 official seal at Franklin, Tennessee this 7th day of October 2014.

Commission expires: June 23, 2019

Kaitlyn E. Meeker
Notary Public

NOTARIAL SEAL
STATE OF OHIO

KAITLYN E MEEKER
Notary Public State of Ohio
My Commission Expires
June 23rd, 2019