Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File #9662

BILL GARRETT, Davidson County
Trans:T20150066805 DEEDWARR
Recvd: 08/11/15 13:31 2 pgs
Fees:13.00 Taxes:669.70
20150811-0080363

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $181,000.00.

Affiant

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

Subscribed and sworn before me this the 15th day of July, 2015.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Juani G. Villegas 2228 Green Trails Dr Antioch, TN 37013	Weichert Financial 225 Littleton Rd Morris Plains NJ 07950	162-13-0A-007.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES L. WOODARD, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JUANI G. VILLEGAS, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Final Plat of Greenwood Subdivision, Phase One of record in Plat at Instrument No. 20000922-0094259, amended in Instrument No. 20010605-0058472, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles L. Woodard and wife, Christina L. Woodard by Warranty deed from Charles Daniel Raube, Jr., unmarried of record in Instrument No. 20070619-0073381 Register's Office for Davidson County, Tennessee, dated June 15, 2007 and recorded on June 19, 2007.

Being the same property conveyed to Charles Luther Woodard by Final Decree of Divorce from Christina Lee Woodard in Docket No. 11D-436 in the Eight Circuit Court for Davidson County, Tennessee.

The said Charles Luther Woodard and Charles L. Woodard are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2228 Green Trails Dr, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 15th day of July, 2015.

Charles L. Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles L. Woodard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 2015.

My commission expires: 9/10/18

Notary Public

