#32598

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/28/15 14:50 3 pgs
Fees:18.00 Taxes:3548.30
20150928-0098409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Camie M. Rodan and Michael S. Rodan	Regions Bank dbla Regions Mortgage	
(NAME)	(NAME)	
3712 Wimbeldon Road	2050 Parkway Office Circle	11608018000
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham AL 35244	
(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, **GILCO-WOODWELL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAMIE M. RODAN AND MICHAEL S. RODAN, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot 2, FINAL PLAT, THE UNRECORDED PLAT OF LOT 32-35, BLOCK "A", WOODMONT ACRES, as shown on plat of record in Instrument No. 20140527-0045180, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Sheryl Susan Lakoff, unmarried to Gilco-Woodwell Properties LLC, a Tennessee limited liability company, as recorded on the 9th day of July, 2013 in Instrument No. 20130709-0070916 and all of Quitclaim Deed from Gilco-Woodwell Properties LLC, a Tennessee limited liability company to Gilco-Woodwell Properties LLC, a Tennessee limited liability company, as recorded on the 10th day of September, 2013 in Instrument No. 20130910-0095558, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, THE UNRECORDED PLAT OF LOT 32-35, BLOCK "A", WOODMONT ACRES, as recorded in Instrument No. 20140527-0045180 and Boundary Survey recorded at Instrument No. 20130709-0070915, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c) said Register's Office; and (c) restrictive covenants of record in Instrument No. 20140414-0030891, said Register's Office.

unimproved
This is improved x property, known as 3712 Wimbeldon Road, Nashville, TN 37215
(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 my hand this 25 day of September, 2015.

GILCO-WOODWELL PROPERTIES, LLC

BY: Chief Mgr.

KENNETH J. WOODARD, CHIEF MANAGER

STATE OF TENNESSEE

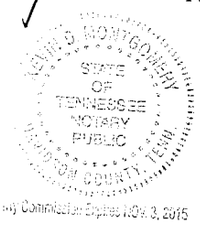
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kenneth J. Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Manager of Gilco-Woodwell Properties, LLC the within named bargainor, a limited liability company and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 25 day of September, 2015.

Commission expires:

Notary Public



True Copy Certification

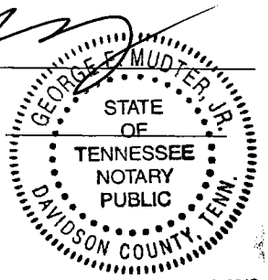
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016