27935-8A return to: Attorneys Title Company, Inc. Box 14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $295,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7845 WOODS JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Richard Woods	**Caliber Home Loans, Inc.**	141050A07600CO
809 Gloucester Lane	**P.O. Box 650856**	
Nashville, TN 37221	**Dallas, TX 75265-0856**	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TAMMY GRAHAM NIXON AND HUSBAND ROBERT NIXON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RICHARD WOODS AND WIFE, JUANITA WOODS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 809 Gloucester Lane, Nashville, TN 37221

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 22nd day of December, 2015.

Tammy Graham Nixon

Robert Nixon

BILL GARRETT, Davidson County
Trans:T20150109472 DEEDWARR
Recvd: 12/29/15 10:47 2 pgs
Fees:13.00 Taxes:1091.50
20151229-0130463

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, TAMMY GRAHAM NIXON AND ROBERT NIXON, 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 Franklin, Tennessee, this 22nd day of December, 2015.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

15-7845 WOODS JV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, TN being Lot No. 76 on the Plan of Avondale Park, Phase 1, Section 3 of record in Instrument No. 20090318-0024198, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tammy A. Graham, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 2nd day of June, 2010 in Instrument No. 20100602-0042315, in the Register's Office of Davidson County, Tennessee.

Tammy A. Graham having since married and is now known as Tammy Graham Nixon

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AVONDALE PARK, PHASE 1, SECTION 3, as recorded in Instrument No. 20090318-0024198, 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).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20081203-0117452, amended at Instrument Nos. 20090331-0028791 and 20101223-0102254 , 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).

e. Charter of Avondale Park Owners Association, Inc. recorded at Instrument No. 20081203-0117350.

f. Easement for Transmission Line, recorded at Instrument No. 20060110-0003857.

g. Contract between Louisville and Nashville Railroad Company and Joe M. Rogers recorded in Book 5348, Page 362, as assigned in Book 5902, Page 469 and Instrument No. 20041207-0145663.

h. Easement for Harpeth Valley Utilities District, recorded at Instrument Nos. 20040204-0013639, 20040204-0013640, 20080818-0084836 and 20040204-0013641.

i. Easement for Landscape, recorded at Instrument No. 20090414-0033629.

j. Easement for Right-of-way/Tennessee Electric, recorded in Book 787, Page 7.

k. Easement recorded in Book 5738, Page 819 and Partial Abandonment recorded at Instrument No. 20080826-0087638.

l. Easement and right-of-way for electric power transmission lines and poles with rights of ingress/egress and other rights and privileges, recorded in Book 4193, Page 903.

m. Easement for water line granted to Rodgers Properties, Inc. (f/k/a J.M.R. Development Co), recorded in Book 5738, Page 832.

n. Easement Agreement for Access, recorded at Instrument No. 20041207-0145662.

o. Deed to USA recorded in Book 4118, Page 694 and Book 4228, Page 635.

p. Order to Tennessee Valley Authority recorded in Book 4273, Page 280.

q. Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20071002-0117293.

r. Easement for water main across the Dower Tract and part of the property from the 38.71 acre tract conveyed in Book 1237, Page 674 to Big Harpeth River and privilege of building pump house and drainage across Dower Tract, recorded in Book 840, Page 540.

s. A portion of over all property is within the 100 year flood plain as shown on the overall boundary survey lay out of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey).

t. Permanent Easement Agreement as set forth in instrument recorded at Instrument No. 20090707-0063325.

u. Easements, stipulations and right-of-ways set out at Instrument No. 20111104-0086264 applicable to Phase 2.

v. Agreement for Dedication of Public Utility Easement as set forth in instrument recorded at Instrument No. 20080701-0067906.

w. Stormwater Detention Agreement as set forth in instrument recorded at Instrument No. 20060512-0055867.

x. Agreement for Dedication of Easement as set forth in instrument recorded at Instrument No. 20080701-0067905, 20090414-0033624, 20090414-0033625 and 20090429-0038537.