WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10 2018

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Molly K. Lins		133140A02900CO
(NAME)	(NAME)	
420 Elysian Fields Road, Apartment B 10	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Rosemary B. Stanton N/K/A Rosemary S. Woods, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Molly K. Lins, unmarried,** 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 Unit B-10 of The Village of Grassmere formerly OAKCREST CONDOMINIUMS created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, Instrument No. 19991230-09959939 and Instrument No. 20041102-0131823 and Instrument No. 20060630-00786787 , and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the property conveyed to Rosemary B. Stanton, unmarried by deed dated December 28, 2007 from Grassmere Development Company of record in Instrument No. 20080128-0008895, Register's Office for Davidson County, Tennessee. See Scrivener's Affidavit in Instrument No. 20080403-0033733, said Register's Office.

Rosemary B. Stanton is now married and known as Rosemary S. Woods.

Chris Woods joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property by virtue of his marriage to Rosemary S. Stanton.

The execution of this instrument is effected by the signature of Chris Woods as Attorney-in-fact for Rosemary B. Stanton N/K/A Rosemary S. Woods, which Power of Attorney is recorded in Instrument No. 20160307-0021933 , Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 420 Elysian Fields Road, Apartment B 10, Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20160018738 DEEDWARR
Recvd: 03/07/16 16:08 2 pgs
Fees:13.00 Taxes:403.30
20160307-0021934

Witness my/our hands this 3rd day of March, 2016.

Rosemary S. Woods by Chris Woods

Rosemary S. Woods
By: Chris Woods as Attorney-in-Fact

Chris R. Woods

Chris Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Chris Woods** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Rosemary S. Woods** as Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee. This the 3rd day of March, 2016.

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public **I. Dyke Tatum**

My Commission Expires: 5/8/2017

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County, and State aforesaid, personally appeared **Chris Woods,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee. This the 3rd day of March, 2016.

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public **I. Dyke Tatum**

My Commission Expires: 5/8/2017

File No.: 16-Lins