BILL GARRETT, Davidson County
Trans:T20160027011 DEEDWARR
Recvd: 04/04/16 13:14 2 pgs
Fees:13.00 Taxes:802.90
20160404-0031785

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1224

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
GINGER B BACHE 1046 Woodbury Falls Drive Nashville, TN 37221	owner	128-12-0C-004.00

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$217,000.00**

Affiant

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this the 31st day of March, 2016.

Notary Public

My Commission Expires: 1-6-20
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Saul Good, LLC, a Tennessee limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GINGER B BACHE, 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 a certain Townhome with Private Elements situated in Davidson County, Tennessee, being Unit No. 1046, as specified on the plan of Woodbury Townhomes, Phase 1, shown as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions for Woodbury Townhomes, establishing a Horizontal Property Regime (with private elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee; including, without limitation, those By-Laws appended thereto; and together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of Woodbury Townhomes, Phase 1, shown as Exhibit to the above stated Declaration of Covenants, Conditions and Restrictions for a more complete identification and placement of such Unit. Reference is also hereby made an incorporated herein to P.U.D. Boundary plat of record in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Saul Good, LLC, a Tennessee limited liability company by Quitclaim Deed from Farzad Kamtarin, dated February 17, 2016, recorded February 17, 2016, of record in Instrument No. 20160217-0015002, as corrected by Instrument of Correction of Quit Claim Deed of record in Instrument No. 20160311-0023335, Register's Office for Davidson County, Tennessee

This is improved property located at: **1046 Woodbury Falls Drive, Nashville, TN 37221**

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the plat recorded as Exhibit to the Declaration of Covenants, Conditions and Restrictions for Woodbury Townhomes, as of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee. (4) All matters appearing on the P.U.D. boundary plat recorded in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee. (5) Declaration of Covenants, Conditions and Restrictions for Woodbury Townhomes, establishing a Horizontal Property Regime (with private elements), as of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee. (6) Charter for Woodbury Townhomes Homeowners Association of record in Instrument No. 20060309-0027744, Register's Office for Davidson County, Tennessee. (7) Stormwater detention agreement of record in Instrument No. 20050118-0005578, Register's Office for Davidson County, Tennessee. (8) Easement Agreement of record in Instrument No. 20120810-0071791, Register's Office for Davidson County, Tennessee. (9) Deed to the State of Tennessee of record in Book 8083, page 534; Book 8083, page 541; and in Book 8083, page 547, Register's Office for Davidson County, Tennessee. (10) Utilities and Sanitary Sewer Easements of record in Book 5074, page 856 and in Book 5074, page 945, Register's Office for Davidson County, Tennessee, and (11) other matters of public record.

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. Whenever 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 on the **31st** day of **March, 2016**.

SAUL GOOD, LLC,
a Tennessee limited liability company

By: _____
Amir Roshanfar, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Amir Roshanfar**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member** of **Saul Good, LLC,** the within named bargainor, a limited liability company, and that he as such **Member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **Member**.

Witness my hand and Official Seal this the **31st** day of **March, 2016**.

_____
Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017