BILL GARRETT, Davidson County
Trans:T20160034874 DEEDWARR
Recvd: 04/28/16 08:42 2 pgs
Fees:12.00 Taxes:0.00
20160428-0041260

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 16036971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $772,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of April, 2016.

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BK: 6723 PG: 631-632
16014599
2 PGS:AL-DEED
429778
04/20/2016 - 08:01 AM

BATCH	429778
MORTGAGE TAX	0.00
TRANSFER TAX	2856.40
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	2869.40

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregory Earl Ginn 1555 Old Hickory Boulevard Brentwood TN 37027	New Owner	Tax Parcel ID No. 0080-C- 059.00(Williamson)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert L. Woolsey and Colleen Woolsey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory Earl Ginn, unmarried**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Land in Davidson County and Williamson County, Tennessee, being Lot No. 57 of record in Book 6250, Page 90, Register's Office for Davidson County, Tennessee and of record in Book 21, Page 2, Register's Office for Williamson County, Tennessee, further described as follows:

Said Lot No. 57, which is a comer lot, fronts 180.00 feet on the Southerly margin of Old Hickory Boulevard and fronts 287:00 feet on the Easterly margin of a 60-foot unnamed street, said frontages joined by a curve having a length of 31.42 feet, and extends back 307.00 feet on the Easterly line and 200,00 feet on the Southerly line to a point of intersection.

Being the same property conveyed to Robert L. Woolsey and Colleen Woolsey, husband and wife by Warranty deed from Gregory M. Terrell, unmarried of record in Book 4474, page 632, Register's Office for Williamson County, Tennessee, dated January 24, 2008 and recorded on January 28, 2008 and recorded in Instrument No. 20080201-0010407, Register's Office for Davidson County, Tennessee and recorded on February 01, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 2 (Williamson) and Book 6250, Page 90 (Davidson), Register's Office for Williamson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7547, Page 503 and re-recorded in Book 7549, Page 568

(Davidson) and Book 473, Page 328 (Williamson), Register's Office for Williamson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Derby Glen Close Homeowner's Association of record in Book 771, Page 388 (Williamson) and Book 7749, page 753 (Davidson), in the Register's Office for Williamson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1555 Old Hickory Boulevard Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of April, 2016.

Robert L. Woolsey

Colleen Woolsey

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert L. Woolsey and Colleen Woolsey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2016.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY