Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $221,000.00

Affiant

Subscribed and sworn to before me, this 18 day of April 2016.

Notary Public
My commission expires: 9-1-19

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160041824 DEEDWARR
Recvd: 05/18/16 14:20 3 pgs
Fees:18.00 Taxes:817.70
20160518-0049772

Address of New Owner:	Send Tax Bills to:	Tax Information
David Wooderson Trust	Wiatr and Assoc.	062 02 0B 202.00
4808 Irving Ln.	1212 8th Ave. South Ste 102	
Nashville TN 37214	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Edward Navales, married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Daniel Kris Wiatr, Trustee and Jessica Layne Cobb, Trustee as Trustees of the David Wooderson Trust u/a/d April 15, 2016 hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 146 on the Plan of Abbington Park Phase 1 Section 5 of record in Instrument No. 200601130005368 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward Navales by deed from Beazer Homes Corp. of record in Instrument No. 20070110-0004288 Register's Office for Davidson County, Tennessee.

Subject property has never been the primary residence of the spouse of the herein named Grantor.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Abbington Park Phase 1 Section 5 of record in Instrument No. 200601130005368 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 200302130020075 and amended in No. 200404010036605; No. 200404010036606; No.

200405180058461; No. 200405180058461; No. 200412020143844; No. 200412020143845; No. 200412170149943; No. 200502010011849; No. 200412020143846; No. 200502040013532; No. 200502040013531; No. 200502040013533; No. 200502040013534No 200602020012846 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Abbington Park Homeowner's Association of record in Instrument No. 200412170149943

This property is improved property known as 4808 Irving Ln., Nashville, Tennessee 37214

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 18 day of April, 2016.

Edward Navales

STATE OF _____
COUNTY OF _____

Personally appeared before me the undersigned, a Notary Public in and for said County and State the within named, Edward Navales, the bargainor(s) 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 _____, _____ this _____ day of April, 2016.

_____
Notary Public

My Commission expires_____

FILE NO: 09368

See attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Contra Costa)

On April 18 2016 before me, LA Sodowsky, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Edward Navales
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

L. A. SODOWSKY
Commission # 2025641
Notary Public - California
Contra Costa County
My Comm. Expires Jun 19, 2017

Signature LA Sodowsky
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: _____

Number of Pages: 2 Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907