BILL GARRETT, Davidson County
Trans:T20160044261 DEEDWARR
Recvd: 05/25/16 16:22 2 pgs
Fees:13.00 Taxes:592.00
20160525-0052865

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Grace E. Woo & David S. Woo
755 Tulip Grove Rd
Hermitage, TN 37076-1796

SEND TAX BILL TO:
New Owner

MAP/PARCEL 075-12-0C-012.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Sheila M. Davis,** has this day bargained and sold, and does hereby transfer and convey unto **Grace E. Woo and David S. Woo, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit No. 1302 on the Plan of Resubdivision of Phase One, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20000107-0002402, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sheila M. Davis by Warranty deed from Margaret H. Stricula of record in Instrument No. 20030709-0094816 Register's Office for Davidson County, Tennessee, dated June 30, 2003 and recorded on January 09, 2003 and re-recorded in Instrument No. 20030908-0130954.

This is improved property known as: **755 Tulip Grove Rd, Hermitage, Tennessee 37076-1796**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument Number 20000107-0002402, and

restrictions in Book 11653, Page 251, as amended in Instrument No. 20000718-0070532 and Instrument No. 20010212-0013362, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 12th day of May, 2016.

Sheila M. Davis

Sheila M. Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Sheila M. Davis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12th day of May, 2016.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
Commission Expires December 5, 2017

My Commission Expires: 12/5/17

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No: 169308