Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160052740 DEEDWARR
Recvd: 06/21/16 14:05 2 pgs
Fees:13.00 Taxes:1013.80
20160621-0063119

THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0237

Map-Parcel No. 172-3-B-21.00

Property Address:
725 East Woodlands Trail, Nashville, TN 37211

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WARRANTY DEED

Send Tax Statements To:
New Owner

Grantees' Name, Address:
FELIPE SANTANNA DIAS and RENEE DIAS
725 E Woodlands Trl
Nashville, TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PATRICIA ANN MARTIN, unmarried**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **FELIPE SANTANNA DIAS and RENEE DIAS, husband and wife**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot #21 on the Plan of The Woodlands, Phase 2, of record in Book 6900, page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description thereof.

BEING the same property conveyed to PATRICIA ANN MARTIN, unmarried, by Warranty Deed from RICHTER DIAL BUILDERS, INC., dated 02/28/1994 , and recorded on 03/03/1994, of record in Book 9265, page 678, Register's Office of Davidson's County, Tennessee.

This is improved property known as, 725 East Woodlands Trail, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson property taxes are a lien not yet due and payable.
2. Declaration of Covenants, Conditions and Restrictions of record in Book 7334, page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, re-recorded in Book 8643, page 675, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to the Woodlands Homeowner's association of record in Book 8472, page 310, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of The Woodlands Homeowner's Association of record in Book 8454, page 246, Registers office for Davidson County, Tennessee.

5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, as contained in Book 6710, page 495, Book 7091, page 428, and in Book 854, page 230, Register's Office for Davidson County, Tennessee.

6. All matters on the Plan of record as Book 6900, page 635, Register's Office for Davidson County, Tennessee.

7. All matters appearing on the Boundary Plan of record in Book 6900, page 497, Register's Office for Davidson County, Tennessee.

8. Easement to the State of Tennessee as contained in Book 7917, page 422, Register's Office for Davidson County, Tennessee.

9. Storm water detention agreement as contained in Book 7336, page 3, Register's Office for Davidson County, Tennessee.

10. Deed to Metro for water main to serve Phase 2 of The Woodlands as contained in Book 8541, page 241, Register's Office for Davidson County, Tennessee.

11. Deed to Metro for sewer to serve Phase 2 of The Woodlands as contained in Book 8541, page 247, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 20 day of June, 2016.

PATRICIA ANN MARTIN

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **PATRICIA ANN MARTIN**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this 20 day of June, 2016.

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: 2-18-19

STATE OF TENNESSEE
COUNTY OF

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $274,000.00 .

Affiant

SWORN TO and subscribed before me on this 20 day of June, 2016.

Notary Public

My Commission expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018