THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16119934**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 9th day of December, 2016. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160110132 DEEDWARR
Recvd: 12/15/16 08:33 2 pgs
Fees:13.00 Taxes:888.00
20161215-0131432

WARRANTY DEED

Address New Owner: Carmin Wolff 2109 Christina Court Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 087-01-0B-003.00-CO

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, **John Woods, unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carmin Wolff, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Plat for Monticello, a Cluster Lot Development, of record in Instrument No. 20060328-0035050 and in Instrument No. 20060417-0043313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN WOODS and WALBURGA WOODS, husband and wife, by deed from CORINTHIAN CUSTOM HOMES, INC., of record in Instrument No. 20061201-0148241, dated November 22, 2006, said Register's Office.

JOHN WOODS, an unmarried man and WALBURGA SIGLER FKA WALBURGA WOODS, an unmarried woman who took title as husband and wife, conveyed their interest to JOHN WOODS, by deed of record in Instrument No. 20130924-0100173, dated August 14, 2013, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 087-01-0B-003.00-CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20060328-0035050 and Instrument No. 20060417-0043313, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No.

20060912-0112994, amended in Instrument No. 20060927-0119791 and Instrument No. 20121212-0114617, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20040702-0078871, said Register's Office.

Water rights as set out in deed of record in Book 1536, page 355, said Register's Office.

This is improved property located at 2109 Christina Court Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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, its 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 9th day of December, 2016.

John Woods

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 9th day of December, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018