BILL GARRETT, Davidson County
Trans:T20170014896 DEEDWARR
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Fees:13.00 Taxes:677.10
20170221-0016937

Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Lindsey J. Rose, unmarried, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and David Michael Woods and Katya Elizabeth Woods, husband and wife, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Tabitha Heights, as shown on plat record in Plat Book 4660, Page 26, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lindsey J. Rose by deed dated July 29, 2013 and recorded in Instrument No. 20130731-0079809, Register's Office of Davidson County, Tennessee.

Map & Parcel 16210019700

Property Address: 409 Benzing Rd., Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the

15 day of February, 2017.

Lindsey J. Rose

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Lindsey J. Rose, 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 the 15 day of February, 2017.

Notary Public

My commission expires:
3/21/18

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires MARCH 21, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $183,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of February, 2017.

My commission expires:

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

NEW PROPERTY OWNER:
David Michael Woods
Katya Elizabeth Woods
409 Benzing Rd.
Antioch, TN 37013

PERSON RESPONSIBLE FOR TAXES:
new owner