Prepared by:
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Davidson County DEEDWARR
Recvd: 04/24/17 15:20 3 pgs
Fees:18.00 Taxes:1304.25
20170424-0040147

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford BC

The actual consideration or value, whichever is greater, for this transfer is $352,500.00

Affiant

Subscribed and sworn to before me, this 21st day of April 2017.

Notary Public
My commission expires: 4/4/18

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joe Marshall Cottrell, III 937 S Woodstone Ln. Nashville TN 37211-0000	NEW OWNER	172 03 0A 081.00

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 James Todd and wife Lori Todd hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joe Marshall Cottrell, III and Christina Cottrell, husband and wife, 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. 81 on the Plan of The Woodlands, Phase 1, Section 1, of record in Book 6900, Pages 498 and 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed to James Todd and Lori Todd by deed from Deutsche Bank National Trust Company, as Trustee for Argent Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-W5, of record in Instrument No. of 20111115-0089050 Register's Office for Davidson County.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of The Woodlands, Phase 1, Section 1 of record in Plat Book 6900 Page 498, 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 Book 7334 Page 109 and amended in Book 7408 Page 250; Book 7516 Page 37; Book 8464 Page 463; Book 8622 Page 390; Book 8634 Page 224; and Book 8643 Page 675 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Woodland Homeowner's Association of record in Book 8454 Page 246.

This property is improved property known as 937 S Woodstone Ln., Nashville, Tennessee 37211-0000

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 20 day of April, 2017.

James Todd

Lori Todd

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 James Todd and Lori Todd, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20R day of April, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09939

True Copy of Certification

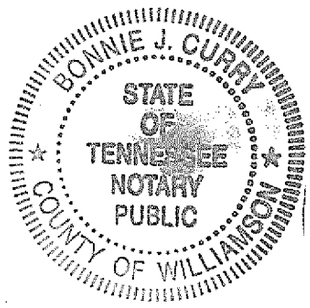
I, Lisa K.R. Wagner, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Lisa K.R. Wagner

State of Tennessee

County of Rutherford

Personally appeared before me, Bonnie J. Curry, a notary public for this county and state, Lisa K.R. Wagner, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.



Bonnie J. Curry, Notary Public

My commission expires on 11/04/18