Bill Garrett Davidson County
Batch# 14214 DEEDWARR
10/16/2017 03:35:24 PM 2 pgs
Fees: $13.00 Taxes: $370.00
20171016-0106021

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179624

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2017.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodlands Phase 2, LLC 496 Liberty Pike Franklin, TN 37064	Same address as new owner	172 03 0A 150.00/151/187/188 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand and 00/100 Dollars ($100,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WOODLANDS DEVELOPMENT, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WOODLANDS PHASE 2, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lots 106 on the Plan of Summit At The Woodlands, Phase 2, Cluster Lot Subdivision, as shown on the plat of record in Instrument No. 20170724-0074740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Woodlands Development, LLC by Quitclaim Deed from Tojo Investments, LLC, dated 6/12/2014, recorded 6/12/2014, of record in Instrument No. 20140612-0051487, in the Register's Office for Davidson County, Tennessee.

And being a portion of the same property previously conveyed to ToJo Investments, LLC by Special Warranty Deed from BancorpSouth Bank, dated 4/12/2012, recorded 4/18/2012, of record in Instrument No. 20120418-0033035, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1801 Sprucewood, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of October, 2017.

Woodlands Development, LLC

BY: Armando E. Estrada, Member/Manager

STATE OF TENNESSEE)
COUNTY WILLIAMSON)
OF

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared **Armando E. Estrada**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member/Manager of **Woodlands Development, LLC**, the within named bargainor, a Tennessee limited liability company, and that such Member/Manager as such Member/Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member/Manager.

WITNESS my hand and seal at office in the State and County aforesaid, this 12th day of October, 2017.

NOTARY PUBLIC
My Commission Expires: 1-8-18

BEATRICE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-18