Bill Garrett
Batch# 16443
10/23/2017 10:22:28 AM
Fees: $13.00 Taxes: $439.99

Davidson County
DEEDWARR
2 pgs

20171023-0108173

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05 DEC 2018

File # 12048
Return To:

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,915.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Teri B. Radcliff (NAME)	Teri B. Radcliff (NAME)	P/O 17200016700
Lot 12 Woodland Hill Drive (ADDRESS)	3803 Masters Dr. (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Smyrna, TN 37167 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE , **Woodland Falls Subdivision, L.P., a Tennessee limited partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Teri B. Radcliff** Married hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 12 of Myrtlewood Estates, Section 8, a Planned Unit Development, formerly Brentwood Oaks Expansion, of record in Instrument Number 20170918-0095179, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to said instrument number for a more comprehensive legal description.

Being part of the same property conveyed to Woodland Falls Subdivision, L.P., a Tennessee limited partnership, by deed of record in Instrument No. 20070223-0022807 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as Lot 12 Woodland Hill Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hands this 13th day of October, 2017.

Woodland Falls Subdivision, L.P., a Tennessee limited partnership

State of Tennessee
County of DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared STEVEN W. WELLS with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the managing member of Woodland Falls Subdivision, L.P., a Tennessee limited partnership, and that he/she as such managing member executed the foregoing instrument for the purposes therein contained, by singing the name of Woodland Falls Subdivision, L.P., a Tennessee limited partnership by himself/herself as managing member.
WITNESS my hand and seal this 13th day of October, 2017.

Notary Public
My Commission Expires: 11-5-2018

J. MICHAEL COMBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

File No.: 12048