This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Bill Garrett Davidson County
Batch# 25366 DEEDWARR
11/14/2017 09:46:17 AM 2 pgs
Fees: $13.00 Taxes: $388.50
20171114-0116762

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Brian E. Wooden<br>2729 Lakeland Drive<br>Nashville TN 37214 | Farmington Mortgage<br>2002 Richard Jones Rd.<br>Ste 300A<br>Nashville TN 37215 | 096090/094.00 |

**THIS INDENTURE,** made this 13th day of November, 2017 between

**Carolyn Hampton, Executor of the Estate of David Michael Ventress**

of Cheatham County, Tennessee, hereinafter referred to as **Grantor**, and

**Brian E. Wooden, an unmarried man**

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being Lot No. 27 on the Plan of Martinwood Heights, of record in Plat Book 2133, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David M. Ventress, an unmarried man by Cash Deed for Tennessee dated 8/17/04 from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20041001-0118811, Register's Office for Davidson County, Tennessee. David M. Ventress now being deceased, having died on 9/21/16. Last Will and Testament of David Michael Ventress, Docket No. 16P-1724, Seventh Circuit Court for Davidson County, Tennessee providing for conveyance of real property by Carolyn Hampton, Executrix.

This is ( X ) improved ( ) unimproved property known as: 2729 Lakeland Drive, Nashville TN 37214.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2017 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Estate of David Michael Ventress

By: _____
Carolyn Hampton, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carolyn Hampton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 13th day of November, 2017.

_____ My Commission Expires: 7/8/19
Notary Public

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $105,000.00

_____
Affiant

Sworn to and subscribed before me, this 13th day of November, 2017.

_____ My Commission Expires: 7/8/19
Notary Public

Karen B. Heavener
State of Tennessee Notary Public
Davidson County