RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179885

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: 1-17-1155

WARRANTY DEED

Bill Garrett Davidson County
Batch# 40845 **DEEDWARR**
12/22/2017 12:06:08 PM 2 pgs
Fees: $13.00 Taxes: $1,202.13
20171222-0130618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2017.

NOTARY PUBLIC

My commission expires: 5/5/2020

DAVIDSON COUNTY State of Tennessee Notary Public AMANDA VAUGH

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:
Eric A. Woodward 1004 Wemberton Place Nashville, TN 37214	Franklin American Mortgage Company 6100 Tower Circle, Ste. 600 Franklin, TN 37067	109 05 0A 002.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Four Thousand Nine Hundred and 00/100 Dollars ($324,900.00), 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, **RICHARD W. MAYES AND WIFE, MICHELLE L. MAYES**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ERIC A. WOODWARD, A SINGLE MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 71 on the Plan of Phase 4, Lakeridge, of record in Plat Book 8250, page 726, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard W. Mayes and Michelle L. Mayes, husband and wife, by Warranty Deed from Michael F. Novotny, an unmarried man, dated 9/13/2013, recorded 9/19/2013, of record in Instrument #20130919-0098817, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1004 Wemberton Place, Nashville, TN 37214, 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), his 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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of December, 2017.

Richard W Mayes
RICHARD W. MAYES

Michelle L Mayes
MICHELLE L. MAYES

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

Personally appeared before me, a Notary Public, Richard W. Mayes and wife, Michelle L. Mayes, 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 seal, this the 19th day of December, 2017.

SAMUEL F. DOMBY NOTARY PUBLIC MY COMMISSION EXPIRES 2/16/2022 SOUTH CAROLINA

Notary Public

SAMUEL F. DOMBY
Printed Notary Name

My commission expires: 2-16-2022