Bill Garrett Davidson County
Batch# 41773 DEEDWARR
12/27/2017 02:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20171227-0131405

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Tony Woods Geneva Grace Woods
Affiant

Subscribed and sworn to before me this 11 day of December, 2017.

Alina Marie Torres
Notary Public

ALINA MARIE TORRES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:
May 3rd 2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jorge Antonio Flores	Churhill Mortgage Corp	**14813013500**
4904 Cypress Drive	761 Old Hickory Blvd Ste 400	
Nashville, TN 37211	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Geneva Grace Woods and Tony Adam Woods, joint tenancy with rights of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jorge Antonio Flores and Maria P. Flores, husband and wife

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 No. 251 on the Plan of Fairline Park, Section III, of record in Book 2331, page 145-146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Geneva Grace Woods and Tony Adam Woods, joint tenancy with rights of survivorship, by Quitclaim Deed for Tennessee from Tony Adam Woods, dated October 14,. 2016, of record in Instrument No. 20161019-0110546, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tony A. Woods, a single person, by Quitclaim Deed from Louise M. Woods, a single person, dated June 10, 2015, of record in Instrument No. 20150615-0056301, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 2331, page 145-146, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 2598, page 491, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4904 Cypress Drive, Nashville, TN 37211.

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 in 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.

Geneva Grace Woods Date: 12/14/17
Geneva Grace Woods

Tony Adam Woods Date: 12/14/17
Tony Adam Woods

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Geneva Grace Woods,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of December, 2017.

ALINA MEZA TORRES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Alina Meza Torres.
NOTARY PUBLIC

My Commission Expires: May 3rd, 2021.

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Tony Adam Woods,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of December, 2017.

ALINA MEZA TORRES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Alina Meza Torres.
NOTARY PUBLIC

My Commission Expires: May 3rd 2021

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the 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 document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER