Bill Garrett Davidson County
Batch# 56253 DEEDWARR
02/07/2018 02:23:27 PM 2 pgs
Fees: $13.00 Taxes: $425.50
20180207-0012478

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $115,000.00.

Affiant

File #2017-300

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me on January 31, 2018.

NOTARY PUBLIC
My Commission Expires: 12/05/2020

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Thomas Hargrave Cabell, Jr. 9647 Brunswick Drive Brentwood, TN 37027	New Owner	172-03-0A- 158.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WOODLANDS PHASE 2, LLC., A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **THOMAS HARGRAVE CABELL, JR., A MARRIED MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 76, as shown on the map entitled Summit at The Woodlands, of record as Instrument No. 20170724-0074740, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WOODLANDS PHASE 2, LLC., A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WOODLANDS DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20171205-0124036, dated November 21, 2017, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Unimproved property known as 1756 Boxwood Dr., 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on January 31, 2018.

Grantor:

Woodlands Phase 2, LLc., a Tennessee limited liability company

By: _____
Jeremy Boczulak, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jeremy Boczulak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Member of Woodlands Phase 2, LLc., the within named bargainor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jeremy Boczulak as Member.

Witness my hand, at office, this 31st day of January, 2018.

Hillary Torrence
Notary Public

My commission expires: 12/05/2020

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY