THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180215102

Bill Garrett Davidson County
Batch# 70354 **DEEDWARR**
03/19/2018 08:59:40 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20180319-0025299

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $235,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of March, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey Paul Seal 200 Crutchfield Ave Nashville, TN 37210	New Owner	Tax Parcel ID No. 117-07-0B-102.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Grayson Woods, Trustee of The Dawn Leigh Woods Testamentary Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Paul Seal**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 102, together with Storage Room S-6 and Garage G-1, on the Horizontal Property Regime for The Claridge, as recorded in the Master Deed of record in Bo o k 5896, page 607 and as shown on plat of record in Plat Book 5800, page 63, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description. Together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to DAWN LEIGH WOODS, by deed from TERESA WARF WALKUP, of record in Book 11459, page 560 , dated April 30, 1999 , said Register's Office.

DAWN LEIGH WOODS died on or about September 28, 2012. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, (Probate Division), under Docket No. 13P246, devised the subject property to GRAYSON WOODS, TRUSTEE OF THE DAWN LEIGH WOODS TESTAMENTARY TRUST. For further reference, see quitclaim deed of record in Instrument No. 20131007-0105150, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 117-07-0B-102.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5800, page 63, said Register's Office.

Master Deed of record in Book 5896, page 607, said Register's Office.
Easements and assessments as contained in Master Deed of record in Book 5896, page 607, said Register's Office.

This is improved property located at 3160 Hillsboro Pike Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2018.

The Dawn Leigh Woods Testamentary Trust

Grayson Woods, Trustee

By: Grayson Woods, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grayson Woods, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Dawn Leigh Woods Testamentary Trust, 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, at office, this 6th day of March, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018