Bill Garrett Davidson County
Batch# 72326 DEEDWARR
03/22/2018 11:43:42 AM 2 pgs
Fees: $13.00 Taxes: $425.50

20180322-0027121

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810210

Record and Return To:
Limestone Title & Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2018.

NOTARY PUBLIC

My commission expires: 8/18/18

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
Thomas H. Cabell Jr. 9647 Brunswick Drive Brentwood, TN 37027	Same address as new owner	172-03-0-A-164.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Fifteen Thousand and 00/100 Dollars ($115,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **WOODLANDS PHASE 2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **THOMAS H. CABELL JR.**, hereinafter called the Grantee, 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 82 on the Plan of Summit at The Woodlands, as shown on the plat of record in Instrument No. 20170724-0074740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Woodlands Phase 2, LLC, by Warranty Deed from Woodlands Development, LLC, dated 12/20/2017, recorded 12/28/2017, of record in Instrument No. 20171228-0131999, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1753 Boxwood Lane, Nashville, TN 37211, 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 on plat of record in Instrument No. 20170724-0074740; to any and all restrictive covenants and/or restrictions 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, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 19th day of March, 2018.

WOODLANDS PHASE 2, LLC

BY: _____
JEREMY BOZ, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 19th day of March, 2018, before me, appeared Jeremy Boz, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Woodlands Phase 2, LLC, a Tennessee Limited Liability Company, and that said instrument was signed on behalf of said Woodlands Phase 2, LLC, and said officer acknowledged said instrument to be the free act of deed of said Woodlands Phase 2, LLC.

WITNESS my hand and seal, this the 19th day of March, 2018.

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public

Jane Grazer
Printed Notary Name

My commission expires: 8/18/18