Bill Garrett Davidson County
Batch# 106441 DEEDWARR
06/19/2018 11:41:17 AM 2 pgs
Fees: $13.00 Taxes: $1,376.40
20180619-0058897

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
David G. Woodward & Donna B. Woodward
700 Westcott Ln
Nolensville, TN 37135-4045

SEND TAX BILL TO:
new owners

MAP/PARCEL 187-05-0A-100.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kathy Garcia, Trustee of the Kathy F. Garcia Revocable Trust, under agreement dated March 1st, 2016, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **David G. Woodward and Donna B. Woodward, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Final Plat of Burkitt Springs, Phase 1 of record in Plat at Instrument No. 20140115-0004012, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathy Garcia, Trustee of the Kathy F. Garcia Revocable Trust, created March 1, 2016 by Quitclaim deed from Kathy Garcia of record in Instrument No. 20160310-0023088 Register's Office for Davidson County, Tennessee, dated March 08, 2016 and recorded on March 10, 2016.

Being also known as 700 Westcott Ln Nolensville, Tennessee 371354045.

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs 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.

Possession to be given 14th day of June, 2018.

WITNESS MY HAND on this the 14th day of June, 2018

Kathy Garcia, Trustee

Kathy Garcia, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kathy Garcia,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of June, 2018.

AS TRUSTEE

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 4/22/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $372,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of June, 2018.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 4/22/2020