WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,825,000.00.

Affiant

Subscribed and sworn to me on November 14, 2018.

NOTARY PUBLIC

My Commission Expires: 4/21/2020

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Y Johnson Davidson County
Batch# 161849 DEEDWARR
11/16/2018 10:26:58 AM 2 pgs
Fees: $13.00 Taxes: $6,752.50

20181116-0112993

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31954

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Steven Charles Woodward & Terri L. Woodward 1608 Windy Ridge Drive Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	159-06-0-B-005.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ashlyn Pierce Meneguzzi and Brian Meneguzzi, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Steven Charles Woodward and Terri L. Woodward, husband and wife, hereinafter called **"GRANTEES,"** their 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. 5 on the Plan of Final Plat of Voce, Phase 1A, Major Subdivision, of record in Plat at Instrument No. 20140819-0074937, and corrected by Surveyor's Certification of Correction in Instrument No. 20170105-0001613, 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 Ashlyn Pierce Meneguzzi and husband, Brian Meneguzzi by Deed from Fry Classic Construction LLC, a Tennessee limited liability company, of record in Instrument No. 20180125-0008095, Register's Office for Davidson County, Tennessee.

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

1. 2018 Davidson County Taxes which have been prorated by the parties and paid by Grantors; 2019 and subsequent taxes are assumed by the Grantees.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140307-0019304, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States

Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Grant of Transmission Line Easement of record in Book 2270, Page 92, in the Register's Office for Davidson County, Tennessee.
4. Grant of Easement to Oman Constructing Co., Inc. of record in Book 9184, Page 876, in the Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130819-0086872, in the Register's Office for Davidson County, Tennessee.
6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1608 Windy Ridge Drive, Brentwood, TN 37027.

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 GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my/our hand(s) this 14th day of November, 2018.

Ashlyn Pierce Meneguzzi

Brian Meneguzzi

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On November 14, 2018, before me personally appeared Ashlyn Pierce Meneguzzi and Brian Meneguzzi to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 08, 2020