THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35915-11-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me this 3rd day of December, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 540174 DEEDWARR
12/22/2020 01:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20201222-0152269

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Juan Arturo Gaza Ramirez 917 S. Woodstone Lane Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 172030A08600CO

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, **Kathern Barbee, married, formerly known as Kathryn T. Menefee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Juan Arturo Gaza Ramirez, unmarried** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 917 S. Woodstone Lane, Nashville, TN 37211.

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

The subject property has never been the marital residence of Grantee.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 3rd day of December, 2020.

Kathryn Barbee by George E. Mudter, Jr., her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kathryn Barbee, formerly known as Kathryn T. Menefee, and he is authorized by Kathryn Barbee, formerly known as Kathryn T. Menefee to execute this instrument on her behalf.

Witness my hand, at office, this 8th day of December, 2020.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of The Woodlands, Phase I, Section I as of record in Plat Book 6900, pages 498 and 499, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kathryn T. Menefee by Warranty Deed from Lacy Smith Wallace, formerly Virginia Lacy Smith recorded on 12/11/03 as Instrument Number 20031211-0177994, Register's Office for Davidson County, Tennessee. The said Kathryn T. Menefee having since married and is now known as Kathryn Barbee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for The Woodlands, of record in Book 7334, page 109, Book 7408, page 250 as amended in Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224 as re-recorded in Book 8643, page 675, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to The Woodland Homeowners Association of record in Book 8472, page 310, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record in Book 6900, pages 498 and 499, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the P.U.D. boundary plat of record in Book 6900, page 497, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 7336, page 3, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

