File No. 271200996

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Dixie B. Knott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: September 17, 2011.
(AFFIX SEAL)

JULIA A. HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 02/01/08 10:47 2 pgs
Fees:13.00 Taxes:647.50

20080201-0010470

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dixie Brumley Knott	Dixie Brumley Knott	Map 086-14-0C Parcel 0018.00 CO
(NAME) 3911 Dodson Chapel Road, # 18	(NAME) 3911 Dodson Chapel Road, # 18	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **David K. Newman and wife, Patricia A. Newman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dixie Brumley Knott, unmarried**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 18 in a Horizontal Property Regime as shown on the condominium Site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument No. 20011005-0108857, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit.

Being the same property conveyed to David K. Newman and wife, Patricia A. Newman by Warranty Deed dated August 8, 2003 from Richard A. Nelson, married, and filed of record in Instrument No. 20030815-0118087, Register's Office for Davidson County, Tennessee.

This property subject to: County of DAVIDSON taxes for the year 2008 and subsequent years; Master Deed, By-Laws and Charter filed of record in Instrument No. 20011005-0108857, said Register's Office; Charter filed of record in Instrument No. 20011005-0108856, said Register's Office; Storm Water Detention Agreement as shown of record in 20010710-0073194, Register's Office for DAVIDSON County; Subject to any and all matters as set forth per Plat filed in Instrument No. 20011005-0108857; all in the Register's Office of said County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3911 Dodson Chapel Road 18, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEE that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 31st day of January, 2008.

David K. Newman

Patricia A. Newman

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named David K. Newman and wife, Patricia A. Newman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of January, 2008.

Commission expires: September 17, 2011

Julia A Hirt — Notary Public

JULIA A. HIRT (seal) STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File Number: 271200996

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122