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Southern Land Title & Escrow
934 Oldham Drive, Ste. 100-A
Nolensville, TN 37135
Phone: 615-776-7461

2

File No. 290500327

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090034256 DEEDWARR
Recvd: 05/26/09 08:47 2 pgs
Fees:13.00 Taxes:617.90
20090526-0047744

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Daniel F. J. Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2009

Judy Painter-Rose
Notary Public

MY COMMISSION EXPIRES: ~~September 1, 2011~~ 1-22-2011

(AFFIX SEAL)

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel F. J. Woods	Pinnacle National Bank	Map 173-16-0A
(NAME)	(NAME)	Parcel 233.00 CO
3497 Chandler Cove Way	211 Commerce St. Ste 300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stephen Hahn, a married man**, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Daniel F. J. Woods and wife, Victoria L. Woods,** hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 152, as shown on the plat of Hidden Creek, Phase 3, Section 2, of record as Instrument No. 20050714-0081683, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen Hahn, a married man by Warranty Deed from Beazer Homes Corp. a Tennessee corporation of record in Instrument 200602170019348 on February 13, 2006 and filed for record on February 17, 2006, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2009 and subsequent years; All matters as set forth per Instrument 20050714-0081683, Register's Office for Davidson County, Tennessee; estrictions of record in Instrument 20020514-0059176, Instrument 20030313-0033781, Instrument 20050308-0025065, Instrument 20050930-0117904, Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement Easement of record in Instrument 20020320-0034487, Register's Office for Davidson County, Tennessee; By-Laws as shown of record in Instrument 20030303-0027389, Register's Office for Davidson County, Tennessee; Charter of Homeowner's Association as shown of record in Instrument 20030303-0027388, Instrument 20081230-0123265, Register's Office for Davidson County, Tennessee; Quitclaim Deed to Homeowner's Association as shown of record in Instrument 20050930-0117905, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor

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 3497 Chandler Way, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 our hands this 15th day of May, 2009.

Stephen Hahn by Debbie Herrington, Attorney In Fact
Stephen Hahn, by Debbie Herrington, his Attorney in Fact

Kahee Hahn by Debbie Herrington, Attorney In Fact
Kahee Hahn, by Debbie Herrington, her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 15th May day of May, 2009, before me personally appeared Debbie Herrington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Stephen Hahn and Kahee Hahn, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20090526-0047743 Register's Office of Davidson County, Tennessee.

Witness my hand at office this 15th day of May, 2009.

Commission expires: September 17, 2011

Julia A. Hirt
Notary Public

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

File Number: 290500327
~~**RETURN TO:**~~
Cumberland Title
13026 Lebanon Road, Suite 100
~~Mt. Juliet, TN 37122~~