WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/09 16:06 3 pgs
Fees:18.00 Taxes:1174.75
20090915-0086225

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500.00

Joann Phazelwood now known as

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 8-8-2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan C. Woodard	New Owner	Map 155-16, Group A, Parcel 391.00
(NAME) 6337 Holly Trace Way	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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/WE, **Joann P. Williams, now known as Joann Hazelwood, married****, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Susan C. Woodard, Unmarried**, 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:
**This is not know nor has it ever been the principle marital residence of Joann P. Williams, now known as Joann Hazelwood and spouse.

LAND in Davidson County, Tennessee, being Lot No. 391 on the Plan of Traceside, Section 11, of record Book 11700, page 59, and in Instrument NO: 20009220094253, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joann P. Williams, by Warranty Deed from Gene Humphreys and wife, Tracey Humphreys, dated August 8h, 2005 and recorded in Instrument No. 20050815-0096053,Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 6337 Holly Trace Way, Nashville, TN 37221

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 September, 2009.

now known as Joann P. Hazelwood

Joann P. Williams now known as Joann P. Hazelwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

now known as Joann P. Hazelwood

Personally appeared before me, the undersigned authority, **Joann P. Williams**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of September, 2009.

Notary Public

My commission expires: _____

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

I, Jeanne Burton Gregory, 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 herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory 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: 09/03/2012

Notary's Seal

