Bk L 29

WARRANTY DEED

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2012.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON ST.
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelly E. Woodroof	Kelly E. Woodroof	043020a23100co
(NAME)	(NAME)	
231 Cedarwood Lane	231 Cedarwood Lane	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120006004 DEEDWARR
Recvd: 01/25/12 15:11 2 pgs
Fees:13.00 Taxes:268.25
20120125-0007113

FOR AND 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, I, Larry Steve Hixson, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly E. Woodroof, HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 231 on the Plan of a Resubdivision of a portion of Phase II, Cedarwood Courtyard Homes, Buildings N-Z, inclusive of record in Plat Book 5200, Page 590, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof. Together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes.

Being the same property conveyed to Larry Steve Hixson, unmarried, from SunTrust Bank, Executor of the Estate of Frances A. Moore, by Special Warranty Deed on April 28, 2003, of record in Instrument No. 20030516-0067436, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CEDARWOOD COURTYARD HOMES OF RECORD IN BOOK 5495, PAGE 661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALL AMENDMENTS THERETO; SUBJECT TO BY-LAWS OF CEDARWOOD COURTYARD HOMES HOMEOWNER'S ASSOCIATION, INC., OF RECORD IN BOOK 5307, PAGE 231, AND ALL AMENDMENTS THERETO; SAID REGISTER'S OFFICE; SUBJECT TO SANITARY SEWERS AND/OR STORM DRAINAGE EASEMENTS IN FAVOR OF METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 4845, PAGE 36, AND IN INSTRUMENT NO. 20110325-0023033, SAID REGISTER'S OFFICE; SUBJECT TO THE MATTERS SET FORTH ON PLAT FOR CEDARWOOD COURTYARD HOMES, PHASE ONE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 5200, PAGE 590, AND ALL AMENDMENTS THERETO; SAID REGISTER'S OFFICE; SUBJECT TO THE TERMS AND CONDITIONS OF MASTER DEED IN BOOK 5707, PAGE 121, AND ALL AMENDMENTS THERETO, SAID REGISTER'S OFFICE; DEED TO CEDARWOOD COURTYARD HOMEOWNER'S ASSOCIATION OF RECORD IN BOOK 6216, PAGE 432, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 231 Cedarwood Lane, Madison, TN 37115

(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, his 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, his 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 hand this 20th day of January, 2012.

Larry Steve Hixson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 20th day of January, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry Steve Hixson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115