WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130084729 DEEDWARR
Recvd: 10/01/13 12:59 2 pgs
Fees: 13.00 Taxes: 512.45

20131001-0102895

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

S. Page
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2013.

Jessica Lascelle
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sylvia Page	Pinnacle Bank	034070A13400CO
(NAME)	(NAME)	
151 Harbor Village Drive	150 3rd Avenue South, Ste. 900	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131471

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, Billie Jean Woodard**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Sylvia Page, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 113, Townhomes Property Line, Exhibit of Harbor Village, Phase IV, Revision 1, as of record by Instrument 20030611-0080857 (as Exhibit B) in the Register's office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Billie Jean Woodard by Warranty Deed from Crystal A. Burchett, single, dated October 1, 2007 and filed of record in Instrument 20071003-0117814, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Instrument 20030611-0080857, as amended in Instrument 20030723-1012986 and further amended in Instrument 20050120-0007505, as corrected in Instrument 20050729-0088636, Register's Office for said County.

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying her prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record

unimproved ☐

This is improved ☒ property, known as 151 Harbor Village Drive, 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/her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of September, 2013.

Billie Jean Woodard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Billie Jean Woodard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Billie Jean Woodard executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2013.

Commission expires: 9-21-15

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public