WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/14 15:54 4 pgs
Fees:23.00 Taxes:640.10
20140610-0050544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 day of JUNE, 2014

Notary Public

MY COMMISSION EXPIRES: 6-26-16 (AFFIX SEAL)

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brock E Woodard	Franklin Synergy Bank	161-10-0B-108.00-CO
(NAME)	(NAME)	
5512 Fairhaven Drive	722 Columbia Aveunue	
(ADDRESS)	(ADDRESS)	
Nashville 37211	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Three Thousand And No/100 Dollars ($173,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David A Simpson, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brock E Woodard**, 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. 299, on the Plan of Second Revision Phase Six Villages of Brentwood as shown on plat of record in Plat Book 6900, page 316, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to David A. Simpson, unmarried by deed dated July 6, 2004 from Chris M. Finen, unmarried and recorded in Instrument No. 20040713-0083338, said Register's Office.

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 ☒ property, known as 5512 Fairhaven Drive, Nashville, TN 37211

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 6th day of June, 2014.

X _____
David A Simpson

STATE OF TN

OF Davidson

Subscribed and sworn to before me this 6th of June, 2014

By _____.

_____
Notary Public

My Commission Expires:

(SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF

OF Tennessee

I, the undersigned , a Notary Public for the Davidson County of Nashville and State of Tennessee, do hereby certify that David A. Simpson personally appeared before me this day and who ~~swore or affirmed~~ ~~to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief~~ is personally known to me (or proven based on satisfactory evidence) to be the person who executed this instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of June, 2014.

Notary Public

My Commission Expires:

(SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires
May 5, 2015

True Copy Certification

I, Ryan Rafoth, 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 according to law.

Ryan Rafoth

State of TENNESSEE
County of WILLIAMSON

Personally appeared before me, Susan Tatman, a notary public for this county and state, 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: 12-6-2016
Notary Seal:

