WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140069997 DEEDWARR
Recvd: 09/18/14 13:57 2 pgs
Fees:13.00 Taxes:647.50

20140918-0085811

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 1/23/15

(AFFIX SEAL)

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John L. Sims	First Liberty Financial	058090A03100CO
(NAME)	(NAME)	
2120 Maynard Court	9520 Ormsby Station Rd Ste 20	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Louisville KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I,* **Erica Woods, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John L. Sims, a single man**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

**Erica Woods F/K/A Erica L Biggs

Land in Davidson County, Tennessee, being Lot 31, on the Plan of Creekside Trails-Phase 2, as shown on plat of record in Instrument No. 20000426-0041282, as amended in Instrument No. 20020709-0082562, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Erica L. Biggs, unmarried by Warranty Deed dated 09/29/2003 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument 200310160153659, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Instrument 200004260041282, Instrument 200207090082562. (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200009150092002, as amended of record in Instrument 200110250117168, as amended of record in Instrument 200208280103983, as amended of record in Instrument 200412290153372, and as amended of record in Instrument 200611200143523. (3) Agreement for Dedication of Easement Water mains and Appurtenances of record in Book 6255, Page 578. (4) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8326, Page 230. (5) Stormwater Detention Agreement of record in Instrument 200010110100954. (6) Charter of record in Book 10871, Page 532. (7) Charter of record in Instrument 200111260128291. (8) Assignment and Assumption of Declarant Rights and Obligations of record in Instrument 200412290153373. (9) Quitclaim Deed to the Homeowner's Association of record in Instrument 200412290153376, said Register's Office.

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 2120 Maynard Court, Nashville, TN 37218

(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(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his heirs and/or 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 8th day of September, 2014.

Erica Woods

State of Tennessee
County of Wilson

Personally appeared before me Erica Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of September, 2014.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122