File Box 8

BILL GARRETT, Davidson County
Trans: T20140088886 DEEDWARR
Recvd: 11/25/14 13:30 2 pgs
Fees: 13.00 Taxes: 621.60
20141125-0108745

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lindsay M Matthews	FIFTH THIRD MORTGAGE	128120c01700co
(NAME)	(NAME)	
1124 Woodbury Falls Court	5001 KINGSLEY DR., MD: 1MOCBQ	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	CINCINNATI, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Kimberly Baxter, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lindsay M Matthews, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1124 on the Plan of Woodbury Townhomes, Phase 1, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050216-0017693, and amended in Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee, to which plat and master deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kimberly Baxter, an unmarried woman, from Marquis Homes, LLC., a Tennessee Limited Liability Company by Special Warranty Deed dated November 12, 2009 of record in Instrument No. 20091116-0105561, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE TERMS, CONDITIONS AND OBLIGATIONS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS INCLUDING THOSE MATTERS SET FORTH ON THE PLAN OF WOODBURY TOWNHOMES, PHASE 1, WHICH PLAT IS RECORDED AS EXHIBIT "E" OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH DOCUMENTS ARE OF RECORD AS INSTRUMENT NO. 20050216-0017693 AND AMENDED IN INSTRUMENT NO. 20060310-0028278, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER SUBJECT TO EASEMENTS OF RECORD.

*AND INSTRUMENT NO. 20080201-0010772,

unimproved ☐

This is improved ☑ property, known as 1124 Woodbury Falls Court, Nashville, TN 37221
(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, her 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, her 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 November, 2014.

Kimberly Baxter

STATE OF TEXAS

COUNTY OF Dallas

KB

On this ~~20th~~ 26th day of November, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kimberly Baxter**, 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 she executed the same as her free act and deed.

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

My Commission Expires:
07-28-2018

Notary Public,

Return To:

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

ADAN A SOLIS
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
07/28/2018