WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1502

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Patricia A Woodward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2014

A Blackwell
Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lori M. Rucker	Lori M. Rucker	1351600B06200CO
(NAME)	(NAME)	
526 Flintlock Court	526 Flintlock Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140091346 DEEDWARR
Recvd: 12/05/14 14:56 2 pgs
Fees:13.00 Taxes:395.90
20141205-0111844

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patricia A. Woodward, a single widow,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lori M. Rucker, a single person,** 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 Unit No. 62 on the plan of Woodridge at Nashboro Village, of record in Instr. No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald S. Woodard and Patricia A. Woodward, husband and wife, by deed from Beazer Homes Corp., a Tennessee Corporation, dated 4/1/05, of record in Instr. No. 20050408-0039065, Register's Office for Davidson County, Tennessee. Donald S. Woodard having died vesting property to Patricia A. Woodward as surviving spouse.

The conveyance is subject to taxes for 2014, paid, prorated and assumed subsequent years, which are a lien not yet payable.
Subject to all matters as set out on the plan of record in Instr. No. 20021120-0143949, said Register's Office.
The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Woodridge at Nashboro Village of record in Instr. No. 20021104-0134724, Instr. No. 20030610-0080281, and Instr. No. 20050520-0056888, said Register's Office.
Charter of Woodridge at Nashboro Village Homeowners Association, Inc. as set out in Instr. No. 20021106-0136458, said Register's Office.
Subject to the assessment of homeowners association fees, if any.
Party Wall for use in common with owner(s) of attached and appurtenant improvements.

Subject to Storm Water Detention Agreement as set out in Instr. No. 20020820-0100403, said Register's Office. Subject to the rights and claims of parties in possession.

unimproved ☐

This is improved ☑ property, known as 526 Flintlock Court, Nashville, TN 37217

(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 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, 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 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 my/our hands this 26th day of November, 2014.

Patricia A. Woodward

State of Tennessee
County of Williamson

Personally appeared before me Patricia A. Woodward, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of November, 2014.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

File No.: 2014-169