BILL GARRETT, Davidson County
Trans:T20150024421 DEEDWARR
Recvd: 04/02/15 13:09 2 pgs
Fees:13.00 Taxes:730.75
20150402-0028852

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033288** LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $197,500.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2015. Notary Public My Commission Expires: 6-19-14

WARRANTY DEED

Address New Owner: Elizabeth Settle 1040 Woodbury Falls Dr Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	Tax Information: Tax Parcel ID No. 128-12-C-1.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julie Waggoner, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth H. Settle, an unmarried woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Townhome with Private Elements in Davidson County, Tennessee, being Unit No. 1140, as specified on the plan of Woodbury Townhomes, Phase 1, shown as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions for Woodbury Townhomes, establishing a Horizontal Property Regime (with private elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee; including, without limitation, those By-Laws appended thereto. Reference is hereby made to the plan of Woodbury Townhomes, Phase 1, for placement of Units and for a more complete identification and description of such Unit. Reference is also hereby made and incorporated herein to P.U.D. Boundary plat of record in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julie Waggoner, an unmarried woman by Deed from George Frank Carwile, III, an unmarried man, recorded on the 27th day of February, 2008 in Instrument No. 20080227-0019295, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODBURY TOWNHOMES, PHASE 1, as recorded in Exhibit E of Instrument No. 20060310-0028278.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278, as amended at Instrument No. 20080201-0010772.

Charter of Woodbury Townhomes Homeowners Association, Inc. recorded at Instrument No. 20060309-0027744.

Easement for Utilities and Sanitary Sewer recorded in Book 5074, Pages 856 and 945.
Storm Water Detention Agreement recorded at Instrument Nos. 20050118-0005578 and 20061023-0130904.

Conveyance to State of Tennessee recorded in Book 8083, Page 534 and Book 541, Page 547.

Easement Agreement recorded at Instrument No. 20120810-0071791.

This is improved property located at 1040 Woodbury Falls Dr Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2015.

Julie K Waggoner
Julie Waggoner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julie Waggoner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129