| | |
|---|---|
| Davidson County DEEDWARR<br>Recvd: 04/30/15 14:58 3 pgs<br>Fees:18.00 Taxes:536.50<br>**20150430-0038960** | STATE OF Tennessee<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00<br>Affiant<br>Subscribed and sworn to before me, this 22nd DAY OF April, 2015.<br>Notary Public<br>MY COMMISSION EXPIRES: 3/20/18<br>(AFFIX SEAL) |

# WARRANTY DEED

BR15-7233

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William W. Woodard, Jr. | William W. Woodard, Jr. | |
| 4809 William Woodard Rd.<br>~~7233 Althorp Way, #S-13~~ | 4809 William Woodard Rd. (NAME)<br>~~7233 Althorp Way, #S-13~~ | |
| Springfield, TN 37172 (ADDRESS)<br>~~Nashville, TN 37211~~ | Springfield, TN 37172 (ADDRESS)<br>~~Nashville, TN 37211~~ | 172-12D-415.00CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAWRENCE A. WILLSON AND WIFE, STACI TAYLOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM W. WOODARD, JR. AND KATHY B. WOODARD, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit S-13 as shown on Exhibit B2 & B5 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B of Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Lawrence A. Willson, an unmarried man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20060317-0031235, Register's Office for Davidson County, Tennessee, dated March 14, 2006 and recorded on March 17, 2006.

Staci Taylor, wife of Lawrence A Willson joins in this conveyance to convey any marital interest she may have in the said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20050322-0031182, Instrument No. 20050407-0038449 and Instrument No. 20010703-0070464, Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005132, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209 and Instrument No. 20050815-0096405, Instrument No. 20031016-0153550, Instrument No. 20020412-0045831, Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338, Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, Instrument No. 20020408-0042672 and Instrument No. 20020628-0078164, Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049, Instrument No. 20020315-0032825, Instrument No. 20031212-017842, Book 7361, Page 230 and in Instrument No. 20020408-0042676; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 7233 Althorp Way, #S-13, Nashville, Tennessee 37211
(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), their heirs and 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), 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 hand(s) this 22nd day of April, 2015.

Lawrence A. Willson by Staci Taylor, attorney in fact

Lawrence A. Willson by Staci Taylor, attorney in fact

Staci Taylor

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of April, 2015, before me personally appeared Staci Taylor to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lawrence A. Willson and who acknowledged he/she/they executed the same as the free act and deed of the said Lawrence A. Willson.

Witness my hand and official seal, this the 22nd day of April, 2015.

Notary Public

My Commission Expires:

(SEAL) Marcella M Shaw
Notary Public, Rockdale County, Georgia
My Commission Expires January 9, 2016

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of April, 2015, before me personally appeared Staci Taylor to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of April, 2015.

Notary Public

My Commission Expires:

(SEAL) Marcella M Shaw
Notary Public, Rockdale County, Georgia
My Commission Expires January 9, 2016

**RETURN TO:**
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

# True Copy Certification

I, Cari Mule', hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cari Mule' 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:03/20/2018

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY