Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150055716 DEEDWARR
Recvd: 07/09/15 15:12 2 pgs
Fees:13.00 Taxes:1383.80
20150709-0066911

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $374,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of July, 2015.

Notary Public

My commission expires: 05/06/2018

WILLIAM R. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 1ST STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kent Sandidge, IV Angela Sandidge	SAME	
4501 Riversong Drive		085-04-0A-070.00-CO
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEVIN S. WOODS AND WIFE, KELLY WOODS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENT SANDIDGE, IV AND ANGELA SANDIDGE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 70 on the Plan of First Revision, Final Plat of Major Subdivision, The Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 1, Section 1a, Planned Unit Development, of record in Plat at Instrument No. 20091005-0092019, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin S. Woods and wife, Kelly Woods by Warranty deed from Phillips Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20100714-0055067 Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on July 14, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 4501 Riversong Drive, Hermitage, TN 37076.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of July, 2015.

Kevin S. Woods

Kelly Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kevin S. Woods and Kelly Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of July, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018