# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150081635 DEEDWARR
Recvd: 09/25/15 08:32 2 pgs
Fees:13.00 Taxes:886.15

20150925-0097481

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,500.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Loren Marie Means | SLBC Mortgage Corp. | 128-12-0C-005.00-C0 |
| (NAME) | (NAME) | |
| 1100 Woodbury Falls Court | 9311 San Pedro #100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | San Antonio, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Meghann Wilson FKA Meghann Underwood and Jonathan Wilson, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Loren Marie Means, an unmarried person**, hereinafter called the GRANTEE(S), their heirs and/or 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. 1100 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 master deed reference is hereby made for a more particular description of sai unit.

Being the same property conveyed to Meghann Underwood, an unmarried woman by Special Warranty Deed from Marquis Homes, LLC., a Tennessee Limited Liability Company, dated 2/12/2010, recorded 2/16/2010 of record in Instrument No. 20100216-0011876, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Instrument No. 20050216-0017693,as amended in Instrument No. 20060310-0028278 in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20060310-0028278 and amended in Instrument No. 20080201-0010772, in the Register's Office for Davidson County, Tennessee.
Agreement of Easement recorded of record in Book 5074, Page 856, in the Register's Office for Davidson County, Tennessee.
Easement Agreement recorded of record in Book 5074, Page 945, in the Register's Office for

Davidson County, Tennessee.
Easement Agreement recorded of record in Instrument No. 20120810-0071791, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement recorded of record in Instrument No. 20050118-0005578, in the Register's Office for Davidson County, Tennessee.
Charter of HOA recorded of record in Instrument No. 20060309-0027744, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1100 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(S), their heirs and/or 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/or 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 our hands this 23rd day of September, 2015.

Meghann Wilson FKA Meghann Underwood

Jonathan Wilson

State of Tennessee
County of Williamson

Personally appeared before me Meghann Wilson FKA Meghann Underwood and Jonathan Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of September, 2015.

Notary Public
My Commission Expires: 8/27/19

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**

DONALD R. HARRIS, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY