BILL GARRETT, Davidson County
Trans:T20160003590 DEEDWARR
Recvd: 01/14/16 10:10 2 pgs
Fees:13.00 Taxes:4255.00
20160114-0003926

(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12th DAY OF JANUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7927 WOODS CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Brian Woods	Same	~~10505052700~~
1432 and 1434 15th Ave South	1365 Solomon Circle	105050S001000 +
Nashville, TN 37212	Hendersonville, NC 28739	105050S002000

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID SHAUB, MARRIED AND TONY ROSS AND WIFE JANET ROSS*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BRIAN WOODS AND WIFE SHERRY WOODS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1432 and 1434 15th Ave South, Nashville, TN 37212

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 hand on the 12th day of January, 2016.

David Shaub by Daniel Green, attorney-in-fact

Tony Ross by Janet Ross, attorney-in-fact

Janet Ross

STATE OF TENNESSEE
COUNTY OF Williamson

On the 12th day of January, 2016, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Daniel Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of David Shaub for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of David Shaub.

Witness my hand and official seal at Franklin, Tennessee

Notary Public_____
My Commission Expires:_____

I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Daniel Green, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of January, 2016.

Notary Public_____
My Commission Expires:_____

See additional notary acknowledgement on EXHIBIT A

15-7927 WOODS CIP

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Units A & B, 1432 15TH AVENUE SOUTH TOWNHOMES, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20150115-0004280, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Patsy Johnson to David Shaub, married, a 1/2 undivided interest as tenants in common and Tony Ross and wife Janet Ross, a 1/2 undivided interest as tenants in common, as recorded on the 26th day of December, 2014 in Instrument No. 20141226-0118050 and Warranty Deed from Hope, Inc. to Grady E. Johnson and wife, Patsy Johnson, as recorded on the 20th day of August, 1974 in Deed Book 4845, Page 204, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of David Shaub pursuant to a power of attorney executed by the same on the 12/23/2015, and being filed for in Instrument # 20160114-0003925, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Tony Ross pursuant to a power of attorney executed by the same on the 12/28/2015, and being filed for in Instrument # 20160114-0003924, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

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

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF SECTION FIFTY-EIGHT, EDGEHILL ESTATES, as recorded in Plat Book 4660, Page(s) 40 and Exhibit "B" of Instrument No. 20150115-0004280, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150115-0004280, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Covenants, Conditions and Restrictions as set forth in Covenants, Conditions and Restrictions recorded in Book 4698, Page 249 and Book 4220, Page 723 as amended in Book 6236, Page 263, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

f. Terms and provisions of by-Laws recorded in Exhibit "D" of Instrument No. 20150115-0004280.

g. Charter of 1432 15th Avenue South Townhomes Corporation recorded at Instrument No. 20150115-0004280.

h. Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20150603-0051847.

i. Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20150603-0051848.

j. Charter of Edgehill Estates Homeowners Association, Inc. as set forth in instrument recorded in Book 7526, Page 624.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On the 12th day of January, 2016, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Janet Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Tony Ross for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Tony Ross.

Witness my hand and official seal at Franklin, Tennessee

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Janet Ross, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of January, 2016.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016