BILL GARRETT, Davidson County
Trans: T20160024319 DEEDWARR
Recvd: 03/28/16 09:18 2 pgs
Fees: 13.00 Taxes: 936.10

20160328-0028347

Mail to:
BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 3702

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16036773

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $253,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of March, 2016.

Notary Public
My Commission Expires: 8-17-19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wyatt H. Thielen 1045 WOODBURY FALLS DR Nashville TN 37221-1418	Farmington Mortgage, A Division of CapStar Bank 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	Tax Parcel ID No. 128120C09400CO

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, **Lori H. Tigert, unmarried and Hunter M. Tigert, unmarried, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wyatt H. Thielen, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain property in Davidson County, TN, described as Unit No. 1045 of Woodbury Townhomes, a Horizontal Property Regime located in Nashville, TN, together with Easements as shown in Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of Woodbury Townhomes, Phase 1, recorded in Instrument No. 20060310-0028278 as amended in Instrument No. 20080201-0010772, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20060310-0028278 as amended in Instrument No. 20080201-0010772, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodbury Townhomes, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20060310-0028278 as amended in Instrument No. 20080201-0010772, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Hunter M. Tigert, unmarried and Lori H. Tigert, unmarried, as Joint Tenants With The Rights of Survivorship by Warranty Deed from Richard T. Miers and spouse, Katie D. Miers, recorded on the 10th day of December, 2012 in Instrument No. 20121210-0113658, 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 2016 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, as recorded in Instrument No. 20050216-0017693, amended and restated at Instrument No. 20060310-0028278.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20060310-0028278, amended at Instrument No. 20080201-0010772.

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

Easement Agreement as set forth in instrument recorded in Instrument No. 20120810-0071791.

Easement for Utilities and Sanitary Sewer, recorded in Book 5074, Page 856 and Book 5074, Page 945.

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

Stormwater Detention as set forth in instrument recorded in Instrument No. 20050118-0005578.

This is improved property located at 1045 WOODBURY FALLS DR Nashville TN 37221-1418

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 17th day of March, 2016.

Lori H. Tigert
Lori H. Tigert

Hunter M. Tigert by Lori H. Tigert, Attorney in Fact
Hunter M. Tigert
By: Lori H. Tigert, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lori H. Tigert, 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 17th day of March, 2016.

Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lori H. Tigert, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Hunter M. Tigert, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of March 2016.

Notary Public

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