WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1124

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-22-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dona Yerecic	First Community Mtg.	136050A12300CO
(NAME) 301 Tinney Circle	(NAME) 275 Robert Rose Dr.,	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Murfreesboro,TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160025947 DEEDWARR
Recvd: 03/31/16 09:53 2 pgs
Fees:13.00 Taxes:739.63
20160331-0030388

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, **Douglas D. Woodlee and Joyce Woodlee, husband and wife**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Dona Yerecic and Davy Mann, joint tenants with rights of survivorship**, 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. 106, as shown on plat of The Enclave At Bayview Estates, Phase 4, of record in Instrument No. 20030703-0092328, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Douglas D. Woodlee, married by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 04/30/2004, recorded 05/07/2004, of record in Instrument No. 20040507-0052170, in the Register's Office for Davidson County, Tennessee. Joyce Woodlee joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to: Taxes for 2016 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument No. 20030703-0092328; Covenants, conditions, easements and restrictions recorded of record in Book 10323, Page 55; Covenants, conditions, easements and restrictions recorded in Instrument No. 20030625-0087233; Easement contained in Warranty Deed recorded of record in Book 3708, Page 237; Agreement for Dedication of Easement recorded of record in Book 7830, Page 233 Grant of Easements recorded of record in Book 10085, Page 576; Landscape Agreement recorded of record in Book 10339, Page 298; Charter of The Enclave at Bayview Estates Homeowners Association recorded of record in Instrument No. 20030717-0100235; Charter of Bayview Venture Homeowners Association recorded of record in Instrument No. 20040209-0015578; Quitclaim Deed recorded of record in Instrument No. 20030717-0100236, 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 301 Tinney Circle, Nashville, TN 37217

(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 my hand this 18th day of March, 2016.

Douglas D. Woodlee

Douglas D. Woodlee

Joyce Woodlee

Joyce Woodlee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas D. Woodlee and Joyce Woodlee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of March, 2016.

Notary Public
My Commission Expires:
2-22-20

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm. Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122