WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

MINDY CLAUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wanda Benita Cox-Woodard	Wanda Benita Cox-Woodard	04207001500
(NAME)	(NAME)	
703 Ronnie Rd.	703 Ronnie Rd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160040539 DEEDWARR
Recvd: 05/16/16 10:07 2 pgs
Fees:13.00 Taxes:684.50
20160516-0048372

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Elizabeth Victoria Cornett and Jonathan David Cornett, Wife and Husband by and through their Attorney in Fact, Lee Blackburn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wanda Benita Cox-Woodard, a single person, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 18 on the Plan of Section II, Castle Grove Subdivision of record in Book 2900, Page 102, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Victoria Cornett and Jonathan David Cornett, Wife and Husband from David O. Carlson and Jennifer L. Carlson, Husband and Wife by General Warranty Deed dated May 5, 2011 of record in Instrument No. 20110628-0049312, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION II, CASTLE GROVE SUBDIVISION OF RECORD IN BOOK 2900, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

Power of Attorneys' executed by Elizabeth Victoria Cornett and Jonathan David Cornett to Lee Blackburn are being recorded simultaneously herewith in Instrument(s)
Nos: 20160516-0048370 and 20160516-0048371 **, Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☑ property, known as 703 Ronnie Rd., Madison, TN 37115
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her heirs and 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 12th day of May, 2016.

Elizabeth Victoria Cornett by Lee Blackburn Attorney in Fact
Elizabeth Victoria Cornett by Lee Blackburn
Attorney in Fact

Jonathan David Cornett by Lee Blackburn Attorney in Fact
Jonathan David Cornett by Lee Blackburn
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Lee Blackburn, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Elizabeth Victoria Cornett, acting as that person's agent and attorney in fact, and the said Lee Blackburn acknowledged that he executed the foregoing instrument as agent and attorney in fact for Elizabeth Victoria Cornett for the purposes therein contained.

WITNESS my hand and seal, this 12th day of May, 2016.

My Commission Expires:
11-5-19

Sandy Balent
Notary Public,

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return To:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Lee Blackburn, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Jonathan David Cornett, acting as that person's agent and attorney in fact, and the said Lee Blackburn acknowledged that he executed the foregoing instrument as agent and attorney in fact for Jonathan David Cornett for the purposes therein contained.

WITNESS my hand and seal, this 12th day of May, 2016

My Commission Expires:
11-5-19

Sandy Balent
Notary Public

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY