WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

P-BR-16-1123-T

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/25/18 (AFFIX SEAL)

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hayden L. Joseph and April Joseph		
(NAME)	(NAME)	
1123 Woodbury Falls Court	New Owner	**128-12-0C-049.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-1414		
(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 consideration, the receipt of which is hereby acknowledged, **JASON RANDELL SOWARDS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAYDEN L. JOSEPH AND APRIL JOSEPH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1123 on the Plan of Woodbury Townhomes, Phase I, as shown on the plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060310-0028278, amended at Instrument No. 20080201-0010772 and Boundary Plat recorded at Instrument No. 20050216-0017693, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Jason Randell Sowards, unmarried by Special Warranty deed from Marquis Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20130108-0002501 Register's Office for Davidson County, Tennessee, dated January 04, 2013 and recorded on January 08, 2013 and Affidavit of Scrivener' s Error recorded in Instrument No. 20141031-0100687, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Boundary Plat of record in Instrument No. 20050216-0017693;
- Covenants, Conditions and Restrictions of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee;
- HOA Charter of record in Instrument No. 20060309027744;
- Stormwater Detention Agreement of record as Instrument Nos. 20050118-0005578 and 20061023-0130904;
- Easement for sanitary sewer of record in Book 5074, Pages 856 and 945;
- Deed to State of Tennessee of record in Book 8083, Pages 534, 541 and 547;
- Easement Agreement of record in Instrument No. 20120810-0071791, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1123 Woodbury Falls Court , Nashville, Tennessee 37221-1414**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20160041131 DEEDWARR
Recvd: 05/17/16 10:27 2 pgs
Fees:13.00 Taxes:939.80

20160517-0049046

Witness my/our hand(s) this the 13th DAY OF MAY, 2016.

Jason Randell Sowards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of May, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212