# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160048139 DEEDWARR
Recvd: 06/07/16 15:09 2 pgs
Fees:13.00 Taxes:1082.25
20160607-0057526

B-RF-16-76-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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) |
|---|---|---|
| **David E Wooters and Julia Z. Wooters** | NEW OWNER | |
| (NAME) | (NAME) | **172-01-0A-096-00-CO** |
| **76 Trotwood Down** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027-7622** | | |
| (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, **CANDACE SIMMONS GURLEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID E. WOOTERS AND JULIA Z. WOOTERS, TRUSTEES FOR WOOTERS REVOCABLE LIVING TRUST UAD 8/17/2005,** 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 Lot No. 96 on the Plan of Copperfield, revised of record in Plat Book 6900, Page (s) 555 through 559, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Candace Simmons Gurley by Warranty deed from Thomas H. Ware, Administrator C.T.A. for the Estate of Cecil D. Simmons, II, on behalf of Candace Simmons Gurley, Cynthia Simmons Klein, Teresa Simmons Hexter and Donald Terry Simmons of record in Instrument No. 20090828-0081093 Register's Office for Davidson County, Tennessee, dated August 26, 2009 and recorded on August 28, 2009. (Value of consideration shown in aforementioned deed $230,000.00.)

This conveyance is subject to:

- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 555 through 559, Inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6779, Page 296, re-recorded in Book 6783, page 973, amended and superseded in Book 7071, page 482, further amended in Book 7208, page 889, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter for HOA in Book 7200, page 784, Register' s Office for Davidson County, Tennessee, and Articles of Amendment in Book 7496, page 162 and of record in Book 7500, Page 941, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas of record in Book 7150, Page 358, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easements of record in Book 2437, Page 8, Book 2438, page 376 and Book 8422, page 766, in the Register's Office for Davidson County, Tennessee.
- Conveyance of water and/or sewer lines of record in Book 7593, Page 488 and Book 7593, page 511, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20090828-0081093 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **76 Trotwood Down , Brentwood, Tennessee 37027-7622**.

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.

Witness my/our hand(s) this the 3rd DAY OF JUNE, 2016.

Candace Simmons Gurley

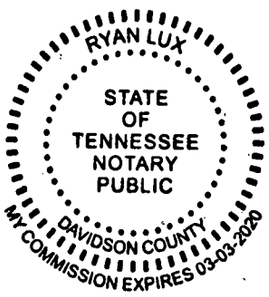
Kevin Gurley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDACE SIMMONS GURLEY, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of June, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

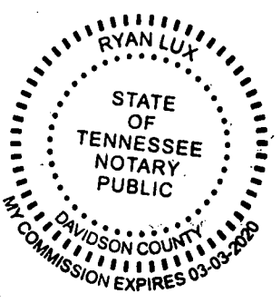



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN GURLEY, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of June, 2016.

Notary Public
My Commission Expires: _____
(SEAL)




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