BILL GARRETT, Davidson County
Trans:T20160101338 DEEDWARR
Recvd: 11/16/16 13:35 2 pgs
Fees:13.00 Taxes:621.60
20161116-0120935

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $168,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd day of November, 2016.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Anne M. Adams	Reliant Bank	173110A04600CO
(NAME)	(NAME)	
945 Barnes Road	711 East Main Street, Ste. 105	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Hendersonville, TN 37075	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kenneth L. Woodson and wife, Donna B. Woodson,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Anne M. Adams, single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Resubdivision of Lot 111, Section One and Section Four, Stanford Village, of record in Instrument No. 20020425-0051154, Register of Deeds Office for Davidson County, Tennessee, to which plat reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Kenneth L. Woodson and wife, Donna B. Woodson by deed from Mary Norma Armstrong, Trustee of the Clifford Allen Armstrong and Sally Ann Armstrong Land Trust, of record in Instrument No. 20041110-0135540, said Register's Office.

This property is __unimproved _X_improved property known as: 945 Barnes Road, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where

the real property is situated.

Witness our hands this 3rd day of November, 2016.

Kenneth L. Woodson

Donna B. Woodson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth L. Woodson and Donna B. Woodson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122