BILL GARRETT, Davidson County
Trans:T20160113306 DEEDWARR
Recvd: 12/27/16 09:08 2 pgs
Fees:13.00 Taxes:811.41
20161227-0135167

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kyle W. Woods &
1121 Silvermoon Dr.
Antioch, TN 37013-4597

SEND TAX BILL TO:
Churchill Mortgage Corp.
761 Old Hickory Blvd., Ste. 400
Brentwood, TN 37027

MAP/PARCEL 174010A12600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Natalie K. Wade, an unmarried person,** has this day bargained and sold, and does hereby transfer and convey unto **Kyle W. Woods and Kristen Woods, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Rivendell Woods Subdivision, Phase Two - Section One, of record in Instrument No. 20100525-0040359, 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 Natalie K. Wade, an unmarried person by Warranty Deed from Ole South Properties, Inc., a Tennessee corporation, of record in Instrument No. 20120725-0065526, Register's Office for Davidson County, Tennessee, dated July 19, 2012 and recorded on July 25, 2012.

This is improved/unimproved property known as: **1121 Silvermoon Dr., Antioch, Tennessee 37013**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: 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 Instrument No. 20100525-0040359, and restrictions in Instrument No. 20070607-0068416, as amended in Instrument No. 20080722-0074876 and supplemental in Instrument No. 201000831-0068917, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 20th day of December, 2016.

Natalie K Wade

Natalie K. Wade

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Natalie K. Wade and ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20th day of December, 2016.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $219,300.00.

Natalie K Wade

AFFIANT

Subscribed and sworn to before me this the 20th day of December, 2016.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY