WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170024331 DEEDWARR
Recvd: 03/22/17 12:53 2 pgs
Fees:13.00 Taxes:1054.50
20170322-0028037

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $285,000.00

Debbie A. Denbow
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF MARCH, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 8-26-2018

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8865 CENTERS CP C

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Scott Centers and Taylor Centers	~~NEW OWNER~~ Guarenteed Rate	087-09-0-065.00
100 NANCY CT	3940 N. Ravenswood	
Hermitage, TN 37076	Chicago, IL 60613	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TERRY R WOODSON JR., AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SCOTT CENTERS AND TAYLOR CENTERS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 100 NANCY CT, Hermitage, TN 37076

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/or 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/or 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 hand on the 17th day of March, 2017.

Terry R Woodson Jr.
Terry R Woodson Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this ~~17th day~~ of March, 2017.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 10 on the Final Plat of New Hope Estates, Phase One, as shown by plat of record in Plat Book 9700, Page 319, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed by Quitclaim Deed from Ellen Stravers to Terry Randall Woodson, Jr., as recorded on the 7th day of August, 2015 in Instrument No. 20150807-0079155 and Warranty Deed from James J. Philippi and Julie R. Philippi, Husband and Wife to Terry Randall Woodson Jr. and Ellen Stravers, both unmarried as tenants in common with rights of survivorship, as recorded on the 5th day of June, 2013 in Instrument No. 20130605-0056755, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF NEW HOPE ESTATES, PHASE ONE, as recorded in Plat Book 9700, Page(s) 319, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11665, Page 811 and Instrument No. 20000322-0029281, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for installation of sewer main & force main, recorded in Book 8111, Page 567.

f. Easement for Sanitary Sewer, recorded in Book 9550, Page 330.

g. Easement recorded in Book 221, Page 384 (if applicable).

h. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 6909, Page 840.

i. Joint Use and Dedication of Easement Agreement recorded in Book 7216, Page 477, as corrected in Book 8111, Page 562.

j. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

k. Property taxes for the current year.