This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #23623.2017

Davidson County DEEDWARR
Recvd: 05/05/17 09:41 4 pgs
Fees:23.00 Taxes:965.70
20170505-0044640

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Thomas L. Root Glenda B. Root 2532 Somerset Drive Nashville, TN 37217	Same	135 16 O A 098.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory D. Woodard and Hilda K. Woodard**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Thomas L. Root and wife, Glenda B. Root** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 99 on the Plan of Subdivision of Tracts 8, 9 and 10 of Nashboro Village of record in Book 5200, Page 186, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Gregory D. Woodard and wife, Hilda K. Woodard by Deed dated April 22, 1994 from Fleet Finance, Inc. and being of record in Book 9325, Page 158, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantees for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Declaration of covenants and restrictions of record in Book 4827, Page 14, Book 5465, Page 561and Book 5588, Page 429, said Register's Office.

5. Bylaws of Nashboro Village of record in Instrument Number 20150914-0093006 and 20160516-0048519, said Register's Office.
6. Charter of Nashboro Village Homeowners Association of record in Book 5576, Page 419, said Register's Office.
7. Easements of record in Book 437, Page 14, Book 75, Page 192, Book 3955, Page 180, and Book 4821, Page 111, said Register's Office.
8. Right of way easement of record in Book 4588, Page 473, said Register's Office.
9. Any and all notes and matter on the Plan of record in Plat Book 5200, Pages 186, 187, 188 & 189, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever;

AND we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 2532 Somerset Drive, Nashville, TN 37217.

Executed on this 2nd day of May, 2017.

Gregory D. Woodard

Hilda K. Woodard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Gregory D. Woodard and Hilda K. Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 2nd day of May, 2017.

Notary Public

My Commission Expires: 6-30-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $261,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 2nd day of May, 2017.

Notary Public

My Commission Expires: 6-30-19

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8/11/18

