# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170063708 DEEDWARR
Recvd: 07/25/17 13:29 2 pgs
Fees:13.00 Taxes:521.70

20170725-0075167

P-RA-17-211

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-11-17 (AFFIX SEAL)

**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) |
|---|---|---|
| **Hannah Woodard** | **Renasant Bank** | |
| (NAME) | (NAME) | **086-14-0A-211.00-CO** |
| **211 Thistle Lane** | **2001 Park Place North Suite 150** | |
| (ADDRESS) | (ADDRESS) | |
| **Hermitage, TN 37076** | **Birmingham, AL 35203** | |
| (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, **REBECCA SEARFOSS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANNAH RUTH WOODARD, AN UNMARRIED WOMAN,** 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 Unit No.211 on the Plan of Stage Three, Hermitage Meadows, of record in Plat Book 6250, Page 300, 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 Rebecca Searfoss by Warranty Deed from Clarizel Yarbrough f/k/a Clarizel S. Concepcion and husband, James Yarbrough of record in Instrument No. 20070828-0103163 Register's Office for Davidson County, Tennessee, dated August 23, 2007 and recorded on August 28, 2007.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6250, Page 300;
- Covenants, Conditions and Restrictions of record in Book 6034, Page 365, as amended in Instrument No. 20170210-0013943, and corrected by Instrument No. 20170320-0026618;
- By-Laws of Hermitage Meadows of record in Book 6034, Page 383, as amended in Book 7660, Page 612 and Instrument No. 20010327-0029002;
- Grant of Easement of record in Instrument No. 20121114-0104689;
- HOA Charter of record in Book 7466, Page 25, as amended in Book 8275, Page 843;
- Sewer and Water Line Easement of record in Book 7190, Page 101 and Book 6716, Page 815;
- Restrictions of record in Instrument No. 20070828-0103163, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **211 Thistle Lane, Hermitage, Tennessee 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 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 21st DAY OF JULY, 2017.

Rebecca Searfoss by Loy Carney, Attorney-In-Fact
Rebecca Searfoss by Loy Carney, Attorney-In-Fact

Patrick McGirt by Loy Carney, Attorney-In-Fact
Patrick McGirt by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, attorney in fact for Rebecca Searfoss and Patrick McGirt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of REBECCA SEARFOSS and PATRICK McGIRT, and who acknowledged he/she/they executed the same as the free act and deed of the said REBECCA SEARFOSS and PATRICK McGIRT.

Witness my hand and official seal, this the 21st of July, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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