WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170064984 DEEDWARR
Recvd: 07/28/17 12:50 2 pgs
Fees:13.00 Taxes:1157.18

20170728-0076734

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day July, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby P. Bracks	Same as owner	043-04-OA-022.00
(NAME)	(NAME)	
739 River Landing Way		
(ADDRESS)	(ADDRESS)	
Old Hickory , TN 37138		
(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 considerations, the receipt of which is hereby acknowledged, I, **Debra D. Woodard, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Bobby P. Bracks and Denina Lockridge-Bracks, husband and wife, and Leantin Bracks, an unmarried woman, as joint tenants with rights of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22, of the First Revision, Final Plat of Cluster Lot Subdivision, River Landing, Section 1, Phase 1, (formerly known as Windstar Estates, Section 1, Phase 1) of record in Instrument No. 20060918-0115492, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Barney L. Woodard and wife Debra D. Woodard by Warranty Deed from T.F. Homes, LLC, dated 12/07/2007, recorded 12/10/2007, of record in Instrument No. 20071210-0142067, in the Register's Office for Davidson County, Tennessee. Barney L. Woodard having since died on June 25, 2012, vesting property to Debra D. Woodard as the sole surviving tenant by the entirety.

Subject to the following: Taxes for the yeat 2017 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Instrument No. 20060918-0115492, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Instrument No. 20060502-0050264, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Instrument No. 20060620-0073693, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Instrument No. 20060815-0100349, Amendments to Subdivision of record in Instrument No. 20151202-0121305, Instrument No. 20160927-0101746 and Instrument No. 20170413-0036210, in the Register's Office for Davidson County, Tennessee; Flowage Easement of record in Book 2240, Page 375, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 4859, Page 950, in the Register's Office for Davidson County, Tennessee. Grant of Utility Easement of record in Book 4859, Page 951, in the Register's Office for Davidson County, Tennessee. Boundary Line Agreement of record in Book 7732, Page 213; in the Register's Office for Davidson County,

Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9411, Page 730, Book 9411, Page 739, Book 9411, Page 743 and Book 9872, Page 651, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20030710-0096041, in the Register's Office for Davidson County, Tennessee. Notice of Acceptance of Public Infrastructure of record in Instrument No. 20160811-0083768, in the Register's Office for Davidson County, Tennessee. Easement contained in Petition for Condemnation of record in Book 8274, Page 619, in the Register's Office for Davidson County, Tennessee. Charter of the Homeowners Association of record in Instrument No. 20150611-0055225, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 739 River Landing Way, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 24th day of July, 2017.

Debra D Woodard

Debra D. Woodard

State of Tennessee
County of Wilson

Personally appeared before me Debra D. Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2017.

Tracey Trumphour

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY