WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/17 11:28 3 pgs
Fees:18.00 Taxes:1005.25
20170823-0086591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,688.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of August, 2017,

Notary Public

MY COMMISSION EXPIRES: August 4, 2020
(AFFIX SEAL)

TIFFANY WAGNER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hope Sonam		128 12 0C 078.00
(NAME) 1077 Woodbury Falls Drive	(NAME) New Owner	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-One Thousand Six Hundred Eighty-Eight And No/100 Dollars ($271,688.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lori Smith and Tom Weaver, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hope Sonam, an unmarried person**, hereinafter called the Grantees, their heirs and 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 Unit 1077, Woodbury Townhomes, as shown on plat of record as Exhibit E to that certain Declaration of Covenants, Conditions and Restrictions Establishing Woodbury Townhomes Phase 1, recorded at Instrument No. 20060310-0028278, amended at Instrument No. 20080201-0010772, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lori Smith and Tom Weaver, Tenants in common with right of survivorship by Warranty Deed from Matthew K. Wolfe, married dated March 26, 2014 and recorded March 28, 2014 as Instrument No. 20140328-0025724, in said Register's Office for Davidson County, Tennessee.

See *Affidavit of Kate Rosenthal, Attorney recorded October 16, 2014 as Instrument No. 20141016-0095764 and recorded December 26, 2014 as Instrument No. 20141226-0118065 in said Register's Office for Davidson County, Tennessee.*

File Number: GRN-175215SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all matters appearing on the plan(s) of record; and (d) all matters referenced in the master deed and by-laws; and (e) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1077 Woodbury Falls Drive, Nashville, TN 37221

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, has 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 Grantees, 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 our hands this 18 day of August, 2017

Lori Smith Weaver

Lori Smith Weaver

Tom Weaver

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lori Smith Weaver and Tom Weaver, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of August, 2017.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-175215SSO

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

