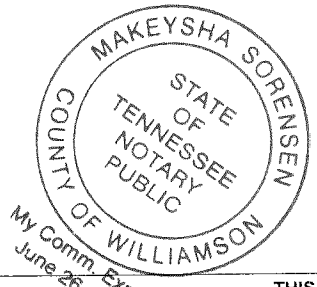
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Rachael D. Woods and Jonathan Kern | NEW OWNER | 071 16 0 065.00 |
| (NAME) | (NAME) | |
| 1412 Montgomery Avenue | Same | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**Davidson County DEEDWARR**
**Recvd: 09/05/17 11:56 2 pgs**
**Fees:13.00 Taxes:1176.60**
**20170905-0091002**

For and in consideration of the sum of Three Hundred Eighteen Thousand And No/100 Dollars ($318,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ian A. Skotte and wife, Emily A. Skotte**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rachael D. Woods, an unmarried woman and Jonathan Kern, an unmarried man, 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, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being shown as Lot No. 1 on the revised plan of William & Hayes Company Belle View Plan "E", revision of the Northerly portion of Lot No. 13, as of record in Book 4595, Page 5, Register's Office Davidson County, Tennessee.

Said lot No.1 fronts 60 feet on the Westerly side of Montgomery Avenue, And runs back between parallel lines 130 feet to a dead line in the rear measuring 50 feet thereon.

Note: This land is subject to a 10 foot Public Utility easement and drainage easement across the rear lot line.

Being the same property conveyed to Ian A. Skotte and wife, Emily A. Skotte by Warranty Deed from True Son Properties, LLC, a Tennessee Limited Liability Company dated July 2, 2014 and recorded July 14, 2014 as Instrument No. 201407140061784, in said Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 1412 Montgomery Avenue, Nashville, TN 37207

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.

File Number: FRN-175229FC

Witness our hands this the 1st day of September, 2017

Ian A. Skotte

Emily A. Skotte

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ian A. Skotte and wife, Emily A. Skotte, 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 1st of September, 2017.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019

File Number: FRN-175229FC