Bill Garrett Davidson County
Batch# 2465 DEEDWARR
09/20/2017 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $717.80
20170920-0096167

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of September, 2017 by and between Thomas K. Evans and Emily Kovatchitch now known as Emily Evans, husband and wife, hereinafter referred to as GRANTOR, and Courtney M. Booker, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 41 in Woodland Point, Phase III, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in the Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record in Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point Phase III, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Declaration appearing at page 48 thereof, and By-Laws appended thereto as Exhibit "B", appearing at page 32 thereof, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said Units are also contained within a portion of Lot 2 on the Final Plat of Woodland Point, Phase I as of record as Instrument No. 20000713-0069314, said Register's Office.

Being the same property conveyed to Thomas K. Evans and Emily Kovatchitch, both unmarried, as joint tenants with right of survivorship by Warranty Deed from Centex Homes, a Nevada General Partnership, dated September 28, 2001, recorded October 4, 2001, of record in Instrument No. 20011004-0108287, Register's Office for Davidson County, Tennessee.

Emily Kovatchitch is now known as Emily Evans.

This is [xx]improved []unimproved property known as: #25 Fawn Creek Pass, Nashville, TN 37214

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Thomas K. Evans

Emily Evans

Emily Kovatchitch nka Emily Evans

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Thomas K. Evans and Emily Evans, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 18th day of September, 2017.

Hannah Cutshall
Notary Public

My Commission Expires
February 23, 2021

My Commission Expires:

HANNAH CUTSHALL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Name and Address of Property Owner:
Courtney M. Booker
#25 Fawn Creek Pass,
Nashville, TN 37214

Send Tax Statements to:

Peoples Home Equity

5205 Maryland Way, Ste 100

Brentwood, TN 37027
Map & Parcel 122010A26600CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ XXXXXXXX WILSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $194,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Janice Singleton
Affiant

Sworn to and subscribed before me, a Notary Public, this 18th day of September, 2017.

Theresa J. Wiggington
Notary Public

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2.2.2021

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

17-1-442

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 2-4-20

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY