Bill Garrett Davidson County
Batch# 7959 DEEDWARR
10/03/2017 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20171003-0101425

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-8-19 (AFFIX SEAL)

A-TG-17-3805

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)
Monica M Nutty	**New Owner**	
(NAME)	(NAME)	**141-06-0C-020.00-CO**
3805 Williamette Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **TERRY WOODALL, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MONICA M NUTTY, A SINGLE 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 Lot No. 48 on the Plan of Final Plat of Riverbridge Community, Phase 1A, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019997, 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 Margaret Morrison and Gary Morrison, wife and husband by Warranty deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20031008-0149092 Register's Office for Davidson County, Tennessee, dated September 26, 2003 and recorded on October 08, 2003.

Being the same property conveyed to Terry Woodall, a married person by Warranty deed from Margaret M. Morrison and Gary M. Morrison, Jr., wife and wife of record in Instrument No. 20170530-0053559 Register's Office for Davidson County, Tennessee, dated May 26, 2017 and recorded on May 30, 2017.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20030213-0019997, Register's Office of Davidson County, Tennessee.
- All matters as set forth on the P.U.D. Boundary Plat of record in Instrument Number 20020709-0082561, said Register's Office, including any and all setback lines, easements, notes restrictions, etc., as may be shown thereon.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016044, amended in Instrument Number 20030806-0111893, Instrument Number 20030303-0027396, Instrument Number 20090317-0023975 and Instrument Number 20100330-0023630, Register's Office for Davidson County, Tennessee.
- By-Laws of Riverbridge Homeowners Association, Inc. of record in Instrument Number 20030218-0020999, in the Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Riverbridge Homeowners Association, Inc. of record in Instrument Number 20030218-0020998, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common area of record in Instrument Number 20030303-0027395, in the Register's Office for Davidson County, Tennessee.
- Dedication of Common Area to Riverbridge Homeowners Association, Inc. of record in Instrument Number 20030806-0111892, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20021217-0155374, in the Register's

Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

**The above described property was never lived in as the above Grantors marital residence.

This is **improved** property known as: **3805 Williamette Dr., Nashville, Tennessee 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 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 2nd DAY OF OCTOBER, 2017.

Terry Woodall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY WOODALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM F GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal