WARRANTY DEED

Bill Garrett Davidson County
Batch# 9780 DEEDWARR
10/09/2017 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,039.70
20171009-0103457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 4/10/2018 (AFFIX SEAL)

JILL L. SUCCOP NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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).
Janet L. Parr	NEW OWNER	128 12 0C 079.00
(NAME)	(NAME)	
1075 Woodbury Falls Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-One Thousand And No/100 Dollars ($281,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hope Sonam, Unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Janet L. Parr, an unmarried woman**, 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 1075, Woodbury Townhomes, Phase 1 Planned Unit Development, as shown on plat of record in Instrument No. 20050216-0017693, 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 Kristifer M. Brown, an unmarried individual by Special Warranty Deed from Marquis Homes, LLC., a Tennessee Limited Liability Company dated August 30, 2007 and recorded September 04, 2007 as Instrument No. 20070904-0106089, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Hope Sonam, Unmarried by Warranty Deed from Kristifer M. Brown, Married dated April 13, 2016 and recorded April 14, 2016 as Instrument No. 20160414-0035819, 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.

File Number: GRN-176075SSO

unimproved ☐
This is improved ☒ property, known as 1075 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 4 day of October, 2017

Hope Sonam

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 Hope Sonam, 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 6th of October, 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-176075SSO

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

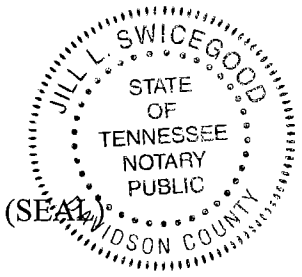
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: Sept 10, 2018

900