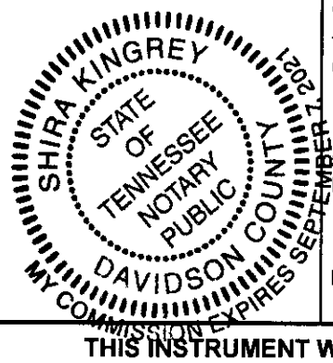
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arlena Richardson	new owner	128-12-0-C-068.00 CO
(NAME)	(NAME)	Bill Garrett Davidson County
1066 Woodbury Falls Drive		Batch# 34555 **DEEDWARR**
(ADDRESS)	(ADDRESS)	12/07/2017 01:31:46 PM 2 pgs
Nashville, TN 37221		Fees: $13.00 Taxes: $1,028.60
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20171207-0125093

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Denis Graham Waldron and Lindsay Jordan Waldron,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arlena Richardson 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:

The following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 1066, Woodbury Townhomes, Phase I, as shown on plat of record in Instrument No. 20050216-0017693 and Instrument No. 20060310-0028278, 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 Denis Graham Waldron and wife, Lindsay Jordan Waldron, by Quitclaim Deed from Lindsay Jordan Waldron, formerly known as Lindsay Jordan Garrison, dated December 3, 2010, of record in Instrument No. 20101209-0098155, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters appearing on Exhibit E of Instrument No. 20060310-0028278 and Boundary Plat of record in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee; Restrictions of record in Instrument No. 20060310-0028278 and Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee; By-Laws of record in Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee; Charter of record in Instrument No. 20060309-0027744, Register's Office for Davidson County, Tennessee; Easement for Utilities and Sanitary Sewer of record in Book 5074, page 856 and Book 5074, page 945, Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement of record in Instrument No. 20050118-0005578 and Instrument No. 20061023-0017693, Register's Office for Davidson County, Tennessee; Conveyances to State of Tennessee of record in Book 8083, page 534; Book 8083, page 541 and Book 8083, page 547, Register's Office for Davidson County, Tennessee; Easement agreement of record in Instrument No. 20120810-0071791, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1066 Woodbury Falls Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 1st day of December, 2017.

Denis Graham Waldron

Lindsay Jordan Waldron

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Denis Graham Waldron and Lindsay Jordan Waldron, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Williamson County, Tennessee, this 1st day of December, 2017.

Notary Public
My Commission Expires: 8/16/2020

CINDY BEEBE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 26607