Bill Garrett Davidson County
Batch# 43071 DEEDWARR
01/02/2018 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20180102-0000092

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 11/10/2019
(AFFIX SEAL)

WILLIAMSON COUNTY, TN NOTARY PUBLIC AT LARGE

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).
James Lesuer Uden, Jr. and Shaheen Whittington Uden	NEW OWNER	158 11 0 021.00
(NAME)	(NAME)	
1809 Stonehaven Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seven Hundred Thirty-Five Thousand And No/100 Dollars ($735,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jay D. Woodman and wife, Sherry T. Woodman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James Lesuer Uden, Jr. and wife, Shaheen Whittington Uden**, 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 Lot No. 606, on the plan of Hillsboro Park, Section 13, as shown on plat of record in Plat Book 4175, Page 19, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jay D. Woodman and wife, Sherry T. Woodman by General Warranty Deed from George A. Shwab, III dated February 28, 1992 and recorded February 28, 1992 in Book 8561, Page 165, in said Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 1809 Stonehaven Ct, Nashville, TN 37215

File Number: GRN-178583SSO

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 29th day of December, 2017

Jay D. Woodman

Sherry T. Woodman

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 Jay D. Woodman and wife, Sherry T. Woodman, 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 29th of December, 2017.

Notary Public

My Commission Expires: 7-24-2021

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-178583SSO

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

