Bill Garrett Davidson County
Batch# 49037 DEEDWARR
01/18/2018 04:19:25 PM 2 pgs
Fees: $13.00 Taxes: $789.95
20180118-0005558

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL #: |
|---|---|---|
| Carolyn Woods<br>211 Pebble Brook<br>Nashville, TN 37221 | Carolyn Woods<br>211 Pebble Brook<br>Nashville, TN 37221 | 142-08-0A 57.00<br>CO |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)
SWORN to and subscribed before me
on this 18 day of January 2018.
The actual consideration or value,
whichever is greater, for this
transfer is $213,500.00.

AFFIANT

NOTARY PUBLIC

MY COMMISSION EXPIRES

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor, **JOHN F. RANDLES, single,** by these presents do hereby sell and convey unto Grantee, **CAROLYN WOODS,** its heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain condominium in Davidson County, Tennessee, being part of Coronada, a Condominium, Phase II, as shown on the Plan of record in Book 4955, page 110, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Unit No. 57 on said Plan, being located at 211 Pebble Brook, as established in the Master Deed, as amended, and bylaws establishing a Horizontal Property Regime with respect to Coronada Condominium Association, Inc., of record in Book 4901, page 679, Book 5202, page 329, and Book 4901, page 702, respectively, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John R. Randles, unmarried, by deed from W. Paul Elledge, unmarried of record in Book 9063, page 14, dated August 27, 1993, Register's Office of Davidson County, Tennessee.

This is improved property known as 211 PEBBLE BROOK, NASHVILLE, TN 37221.

**TO HAVE AND TO HOLD** the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever. Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. County property tax for the year 2018, a lien but not yet due and payable.

2. Master Deed of Record at Book 4901, page 679, and Book 5202, page 329, and Bylaws of record at Book 4901, page 702, and waiver of record at instrument 20100304-0016850, Register's Office of Davidson County, Tennessee.
3. Plat of record at Book 4955, page 110, Book 4904, Page 622, and Book 5223, Page 420, Register's Office of Davidson County, Tennessee.

Grantor further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 18 day of JANUARY, 2018.

JOHN F. RANDLES

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, Brandy Gomaz, a Notary Public in and for the State and County aforesaid, personally appeared John F. Randles, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 18 day of January, 2018, at Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY