Bill Garrett Davidson County
Batch# 64069 DEEDWARR
03/01/2018 12:59:30 PM 2 pgs
Fees: $13.00 Taxes: $464.35
20180301-0019408

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$125,500.00.**

Affiant

Subscribed and sworn to before me this 20 day of February, 2018.

Notary Public
My Commission expires: 4/8/19
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Van Woodson	Churchill Mortgage Company	136-10-0-BB-014.00CO
3528 Seneca Forest Drive	761 Old Hickory Boulevard, Suite 400	
Nashville, TN 37217	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ruth Stewart**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Van Woodson and Carla R. Woodson, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, being Lot No. 41, Unit 41, a revision of Lots 41 & 42 on the Condominium Site Plat, Lots 15-20, 41-56, Section Four, Priest Lake Forest of record in Plat Book 6200, page 75, amending Plat Book 5200, page 573, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Ruth Stewart, married, by deed from Anthony A. DeSoto and wife, Michelle A. DeSoto, on September 13, 2006, of record in Instrument Number 20060918-0115233, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 6200, page 75, as amended in Book 5200, page 573, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5931, page 645; as amended in Book 6021, page 99; Book 6106, page 610; Book 6199, page 270; Book 9735, page 744; and Instrument Number 20090602-0050792, Register's Office for Davidson County, Tennessee.

By-Laws and Master Deed of record in 6021, page 102; Book 6123, page 175; Book 6124, page 956; and Book 6145, page 435, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3528 Seneca Forest Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 26, 2018.

Ruth Stewart

Ruth Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ruth Stewart** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 26, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021