WARRANTY DEED

Bill Garrett Davidson County
Batch# 97262 DEEDWARR
05/29/2018 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $654.90
20180529-0050619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Georgia Carol Nuetzel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/21

(AFFIX SEAL)

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser, Attorney
GREATER NASHVILLE TITLE & CLOSING CO.
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Georgia Carol Nuetzel	Bank of Tennessee	064120a72200co
(NAME)	(NAME)	
722 Blue Brick Pl.	PO Box 4980	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Johnson City, TN 37602-4980	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ronnie Woods, Casey Woods, and Kyle Woods, a 1/3 interest each, as tenants in common with rights of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Georgia Carol Nuetzel, unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain condominium apartment in Davidson County, Tennessee, known as Unit No. 722 as established by a Master Deed establishing a Horizontal Property Regime of Fox Run (Section Two), which Master Deed is recorded In Book 5535, Page 713 and all amendments thereto of record in the Register's Office for Davidson County, Tennessee, and an undivided interest in and to certain common elements appurtenant to said Unit, and further as shown on the Plan of Fox Run Condominiums 2nd Revision part of Section 2 and 1st Revision part of Section 1 of record in Plat Book 6250, page 118, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description thereof.

Being the same property conveyed to Ronnie Woods, Casey Woods, and Kyle Woods, a 1/3 interest each, as tenants in common with rights of survivorship by Warranty Deed from Judith Ann Peary, of record in Instrument No. 20180302-0019746, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS SET FORTH ON THE PLANS OF FOX RUN CONDOMINIUMS, SECTION 2, PHASE 2, OF RECORD IN BOOK 5200, PAGE 357, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO TERMS, AND OBLIGATIONS SET FORTH IN THE MASTER DEED AND BY-LAWS FOR FOX RUN CONDOMINIUMS AS RECORDED.

unimproved ☐

This is improved ☑ property, known as 722 Blue Brick Pl., Hermitage, TN 37076
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 25th day of May, 2018.

Ronnie Woods

Kyle Woods

Casey Woods

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of May, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronnie Woods, Kyle Woods, and Casey Woods**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3/8/21

Notary Public, Steven P. Disser

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

STEVEN PAUL DISSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

201805290050619

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Tennessee

County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).