Bill Garrett Davidson County
Batch# 99790 DEEDWARR
06/04/2018 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20180604-0052940

#34254

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

W-KW-18-1508

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anne O. Woods	Synovus Mortgage Corp.	
(NAME)	(NAME)	**072-15-0-274.00**
1508 Riverside Drive	800 Shades Creek Pkwy MS101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEAGAN M. WEBB, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNE O. WOODS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 11 and 12 on the Plan of Sharpe and Horn's Sixth Addition, as of record in Plat Book 332, Page 118, Register's Office for said County, and parts of Lot Nos. 9, 10, 11, 12, 18 and 19 on the Map showing M. P. Estes' Subdivision of certain lots in Sharpe and Horn's Sixth Addition, as of record in Plat Book 843, Page 39, said Register's Office, described together as follows:

Beginning on the Westerly margin of Riverside Drive at a point 200 feet North of the Northerly margin of McKennel Avenue, said point being 150 feet North of the Northeast corner of the property conveyed to A. C. Clifton and wife, by deed from Lillian C. Estes and husband, of record in Book 785, Page 580, said Register's Office; thence with said Drive Northwardly 50 feet to the Southeast corner of the property conveyed to D. H. Williams and wife, by deed from Percy E. Griffith and wife, of record in Book 1280, Page 376, said Register's Office; thence with the Southerly line of said Williams' property Westwardly 249.2 feet to the Southeast corner of the property conveyed to D. H. Williams and wife, by deed from Moreau P. Estes and wife, of record in Book 1371, Page 423, said Register's Office; thence with the Southerly line of said Williams property Westwardly 100 feet, in all 349.2 feet to the Easterly line of Lot No. 8 at a point 19 feet North of the Southeast corner of said Lot No. 8; thence with the Easterly line of Lots Nos. 8 and 17 Southwardly 44.7 feet to the Northwest corner of the property conveyed to Clarence Lewis by deed from Moreau P. Estes, Jr. and wife, of record in Book 1227, Page 220, said Register's Office; thence with the Northerly line of said Lewis property Eastwardly 185.9 feet and continuing in the same direction 150 feet, in all 335.9 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIBED TRACT BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that certain tract of land conveyed to Torque Development Group, LLC by Deed of record in Instrument No. 20170908-0092268, Register's Office for Davidson County, Tennessee and more fully described as follows:

Commencing at a mag nail (new) in concrete in the westerly right of way of Riverside Drive (an 80 foot right of way), being the northeast corner of the Leslie Evans Lemieux property (DB-20140718-0064146) and the southeast corner of Tract 1 of this description and having Tennessee State Plane (NAD 83/TN 4100) Coordinates of Northing 677896.02, Easting 1754920.71;

Thence, leaving the westerly right of way of said Riverside Drive and with the common line of said Lemieux property and said Tract 1, North 81 degrees 29 minutes 28 seconds West for a distance of 147.56 feet to the Point of Beginning, being the southwest corner of said Tract 1;

Thence, leaving said Tract 1 and continuing with the northerly line of said Lemieux property, North 81 degrees 29 minutes 28 seconds West for a distance of 185.90 feet to a capped iron rod (new) stamped "Elliott Survey" in the easterly line of the Douglas Todd Wilkening property (DB-20090708-0063711), being the northwest corner of said Lemieux property, and having Tennessee State Plane Coordinates of Northing 677945.36, Easting 1754590.92;

Thence, leaving said Lemieux property and with a portion of said Wilkening property, and with a portion of the Porter Terrace Condominiums property, North 07 degrees 03 minutes 56 seconds East for a distance of 44.70 feet to a capped iron rod (new) stamped "Elliott Survey", being the southwest corner of the Tamera S. & Billy W. Palmer property (WB-20160210-0012981);

Thence, leaving said Porter Terrace Condominiums property and with the southerly line of said Palmer property, South 82 degrees 00 minutes 32 seconds East for a distance of 199.20 feet to the northwest corner of said Tract 1;

Thence, leaving said Palmer property, and with the westerly line of said Tract 1, South 23 degrees 10 minutes 31 seconds West for a distance of 48.05 feet to the Point of Beginning, and containing 8,772 square feet or 0.201 acres, more or less.

Being part of the same property conveyed to Meagan M. Webb by Warranty Deed from Richard W. Hatfield, of record in Instrument No. 20121005-0091348, Register's Office for Davidson County, Tennessee, dated September 20, 2012 and recorded on October 05, 2012.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 843, Page 39 and Book 332, page 118, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180320-0026084, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1508 Riverside Drive, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 29th DAY OF MAY, 2018.

Meagan M. Webb

Meagan M. Webb

Dustin R. Webb, spouse of Meagan M. Webb, hereby joins in this conveyance and does transfer and convey any and all marital interest Dustin R. Webb may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEAGAN M. WEBB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DUSTIN R. WEBB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

