WARRANTY DEED

Bill Garrett Davidson County
Batch# 112559 **DEEDWARR**
07/05/2018 08:07:02 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20180705-0064787

JM-EXP-18-2101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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)
David Britton Woodall, III	**F&M Bank**	
(NAME)	(NAME)	
2101 Rose Cliff Dr	**PO Box 451**	**083-04-0-029.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Clarksville, TN 37041**	
(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, **SREYMON TEAP, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID BRITTON WOODALL, III, UNMARRIED,** 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 Lot No. 8, on the Plan of Corder Heights Subdivision, of record in Book 1835, Page 77, Register's Office for Davidson County, Tennessee, and according to a survey by Lewis O. Justice, dated January 30, 1951, as follows:

Said Lot No. 8 begins at a monument at the beginning of a curve and the northeasterly intersecting corner of Corder Drive and Rosecliff Drive; thence eastwardly with the margin of Rosecliff Drive, 80.99 feet to a point, being the southeasterly corner of Lot NO. 8, and the southwesterly corner of Lot No. 7; thence northwardly with the lines between Lots Nos. 7 and 8, 167 feet to a point, being the northeasterly corner of Lot No. 8 and the northwesterly corner of Lot No. 7; thence westerly 131.4 feet to a point in the easterly margin of Corder Drive; thence southwardly with the margin of Corder Drive 116.19 feet to a monument at the beginning of a curve at the intersection of Corder Drive and Rosecliff Drive; thence around said curve 30.14 feet to the point of beginning.

Being the same property conveyed to Sreymon Teap, unmarried by Warranty deed from Virginia D. Miller, unmarried of record in Instrument No. 20030508-0062032 Register's Office for Davidson County, Tennessee, dated April 30, 2003 and recorded on May 8, 2003.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 77, 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: **2101 Rose Cliff Dr, 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 JUNE, 2018.

Sreymon Teap

Sreymon Teap

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SREYMON TEAP, 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 June, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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