Bill Garrett Davidson County
Batch# 120533 DEEDWARR
07/25/2018 10:31:07 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20180725-0072460

This Instrument Prepared by: AND RETURN TO:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Marlon Angelo Woods & Kenneth Woods
4564 S. Trace Blvd.
Old Hickory, TN. 37138

SEND TAX BILL TO:
Finance of America
Mortgage, LLC
6230 Fairview Road STE 425
Charlotte, NC. 28210

MAP/PARCEL 064-09-0A-016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jerry D. Denton, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Marlon Angelo Woods and Kenneth Woods, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No 4564, Shown as Exhibit "A" Southfork Condominiums Phase One, Being part of the master Deed in Book 6783, Page 839, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luisa Mortiz, Unmarried by Warranty deed from Barry Construction Co of record in Book 7030, page 488, Register's Office for Davidson County, Tennessee, dated October 31, 1986 and recorded on November 4, 1986.

Louisa Moritz died March 26, 2016. Her Will was probated at Docket No. 19P800 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Allison Moritz was named Executor of the Estate.

Being the same property conveyed to Jerry D. Denton by Warranty deed from Allison Mortiz, as the Executor of the Estate of Luisa Mortiz of record in Instrument No. 20170406-0033952 Register's Office for Davidson County, Tennessee, dated March 23, 2017 and recorded on April 06, 2017.

Being also known as 4564 S. Trace Blvd. Old Hickory, Tennessee 37138.

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 23rd day of July, 2018.

WITNESS MY HAND on this the 23rd day of July, 2018

Jerry D. Denton

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jerry D. Denton ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of July, 2018.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Subscribed and sworn to before me this the 23rd day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY