31024-8

Box 14

WARRANTY DEED

After recording, return to:
Attorneys Title Co., Inc.
2927 Berry Hill Dr.
Nashville, TN 37204

Bill Garrett Davidson County
Batch# 123933 DEEDWARR
08/02/2018 09:24:39 AM 2 pgs
Fees: $13.00 Taxes: $1,842.60

20180802-0075600

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,000.00

Noah Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Eric Woodard and Lauren Woodard	USAA Bank	104 11 0 322.00
(NAME)	(NAME)	
2009 24th Ave South	PO Box 650660	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Dallas, TX 75262-0660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Three Thousand And No/100 Dollars ($503,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Christopher Schlobohm and wife, Suzie S. Lee**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eric Woodard and Lauren Woodard, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 100 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Book 421, Page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Schlobohm and wife, Suzie S. Lee by Warranty Deed from Patrick Harkins, unmarried dated May 3, 2013 and recorded May 9, 0013 as Instrument No. 20130509-0046818, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2009 24th Ave South, Nashville, TN 37212

File Number: FRN-184919SSO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 1st day of August, 2018.

Christopher Schlobohm by Laurie Hart Atty in Fact

Christopher Schlobohm by Laurie Hart, Attorney In Fact

Suzie S. Lee by Laurie Hart Atty in Fact

Suzie S. Lee by Laurie Hart, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie Hart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christopher Schlobohm, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Christopher Schlobohm, for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2018.

Notary Public

My Commission Expires:

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie Hart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Suzie S. Lee, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Suzie S. Lee, for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2018.

Notary Public

My Commission Expires:

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-184919SSO