WARRANTY DEED

Bill Garrett Davidson County
Batch# 129045 DEEDWARR
08/15/2018 08:46:50 AM 2 pgs
Fees: $13.00 Taxes: $732.60

20180815-0080476

G-KW-18-248

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

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)
Philip J. Gerring	new owner	
(NAME)	(NAME)	**52-4-85.00**
701 Rosebank Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **KRISTI WILLIS WOTRING, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILIP J. GERRING, A MARRIED PERSON,** 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. 58 on the Plan of Arrowhead Estates, Section 2, of record in Plat Book 5050, Page 83, Register's Office for said County.

Said Lot No. 58 fronts 60.0 feet on the southerly margin of Manzano Road and extends back 172.57 feet on the easterly line and 194.81 feet on the westerly line to a dead line in the rear measuring 63.99 feet thereon.

Being the same property conveyed to Kristi Willis Wotring by Final Judgment for Absolute Divorce from Charles Randolph Wotring, recorded June 25, 1986 in Book 6897, Page 616 and further being the same property conveyed to Charles R. Rotring and wife, Kristi W. Rotring by Warranty Deed from Jack Driver & Sons, Inc., recorded September 19, 1978 in Book 5050, Page 83, Register's Office for Davidson County, Tennessee.

Kristi Willis Wotring having since remarried. Larry Dalton Woodroof joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 83, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 5286, Page 406.
- County taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **248 Manzano Road, Madison, Tennessee 37115**.

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 13 DAY OF AUGUST, 2018.

Kristi Willis Wotring
Kristi Willis Wotring

Larry Dalton Woodroof
Larry Dalton Woodroof

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTI WILLIS WOTRING AND LARRY DALTON WOODROOF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 of August, 2018.

William E. Grones
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
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