THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180717095**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $259,900.00. Affiant Subscribed and sworn to before me, this 27th day of August, 2018. Notary Public My Commission Expire

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 134626 **DEEDWARR**
08/29/2018 09:39:02 AM 2 pgs
Fees: $13.00 Taxes: $961.63

20180829-0085559

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Courtney Lynn Sipperley 404 Mercomatic Drive #102 Nashville TN 37209	New Owner	Tax Parcel ID No. 102040A10200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Neville Woods, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Courtney Lynn Sipperley, an unmarried woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 102, Hillwood Place Townhomes, as established by Master Deed of record in Instrument No. 20040130-0011736, in the Registers Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Christopher Neville Woods, an unmarried man by Warranty Deed from Kedric L. Smith and wife, Velmalia Matthews-Smith, recorded on the 30th day of July, 2014 in Instrument No. 20140730-0067993, in the Register's Office of Davidson County, Tennessee.

Caroline Woods joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HILLWOOD PLACE TOWNHOMES of record in Instrument No. 20040130-0011736; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement to Tennessee Electric Power Company, recorded in Book 787, Page 10.

Easement for Sanitary Sewer, Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20051117-0139053.

Stormwater Maintenance Agreement recorded at Instrument No. 20051020-0126401.

Stormwater Detention Agreement, recorded at Instrument No. 20051005-0120095.

Agreement for Dedication of Easement as set forth in instrument recorded in Instrument No. 20051020-0126405.

This is improved property located at 404 Mercomatic Drive #102 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 2018.

Christopher Neville Woods

Caroline Woods

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Neville Woods and Caroline Woods, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2018.

Notary Public

My Commission Expires: _____

