Bill Garrett Davidson County
Batch# 135334 DEEDWARR
08/30/2018 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $638.62
20180830-0086283

This instrument prepared by:
Jennifer Noe, Attorney
Balthrop, Perry, Noe, & Newcomb
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

Lara Denise Woodruff

TO: Ebony Diamonique Stephens, single
1712 Autumn Ridge Dr
Nashville, TN 37207

MAP & PARCEL:
032-13-0-077.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Lara Denise Woodruff, Grantor herein; have bargained and sold and by these presents do convey unto Ebony Diamonique Stephens, single, Grantee herein, her heirs, successors and assigns, the following described property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 56 on the Plan of Timbertrail Subdivision, Section 4, of record in Book 5200, page 634, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Carolyn Jane Davis, unmarried, from Joe L. Wall and Mike Suggs by Warranty Deed dated January 9, 1987 and recorded January 12, 1987 of record in Book 7103, page 497, Register's Office of Davidson County, Tennessee. Carolyn Jane Davis a/k/a Carolyn Abner died intestate February 13, 2016. Upon Carolyn Abner's death, Lara Woodruff was vested with title as her sole surviving intestate heir as evidenced by the Affidavit of Heirship of record at Instrument No. 201808300086282 Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2018 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to All setbacks, easements, restrictions and other matters as shown on the plat of record for Timbertrail Section 4 of record in Book 5200, page 634, Register's Office of Davidson County, Tennessee; Easement(s) granted to The Metropolitan Government of Nashville and Davidson of record in Book 6846, page 533 and 578, said Register's Office; Easement(s) granted to The Metropolitan Government of Nashville and Davidson County of record in Book 5559, pages 589 and 594, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to The Metropolitan Government of Nashville and Davidson County of record in Book 5141, page 735, said Register's Office; Restrictions and Covenants for Timbertrail Subdivision, Phase IV of record in Book 6515, page 1, said Register's Office; Agreement executed between McDowell Development Corporation and Radnor/Nashville Corporation of record in Book 6086, page 689, said Register's Office; and all other matters of record.

This is improved property known as 1712 Autumn Ridge Dr, Nashville, TN 37207 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs, successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record: I do further covenant and bind myself and my

heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, her heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 29 day of August, 2018.

Lara D. Woodruff
Lara Denise Woodruff

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lara Denise Woodruff, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 29 day of August, 2018.

Cyndi Reeder
NOTARY PUBLIC

CYNDI REEDER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 9/29/20

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $113,600.00.

Affiant

SWORN to and subscribed before me,

this the 29th day of August, 2018.

NOTARY PUBLIC

My commission expires: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019