Karen Y Johnson Davidson County
Batch# 135854 DEEDWARR
09/04/2018 09:53:07 AM 2 pgs
Fees: $13.00 Taxes: $680.06
20180904-0087009

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

ADDRESS NEW OWNER:
Kelsie Kay Wood
3911 Dodson Chapel Road
Hermitage, TN 37076

SEND TAX BILL TO:
Bank of Tennessee
P.O. Box 4980
Johnson City, TN 37602-4980

MAP/PARCEL 086-14-0C-038.00-CO

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, **Margaret Jean Hamilton, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Kelsie Kay Wood, unmarried, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium unit in Davidson County, Tennessee, described as follows: Unit No. 38 in a Horizontal Property Regime as shown as Exhibit A-2 on the condominium site plan of Villas at Woodhaven Condominiums, which is one in the same, as of record in Instrument No. 20011005-0108857, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret Jean Hamilton, an unmarried person by Warranty deed from Richard A. Nelson, a married person of record in Instrument No. 20020717-0086121 Register's Office for Davidson County, Tennessee, dated July 16, 2002 and recorded on July 17, 2002 and re-recorded in Instrument No. 20060228-0022692.

This is improved property known as: **3911 Dodson Chapel Road, Hermitage, Tennessee 37076**

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,

GRANTOR does 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,

GRANTOR, does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 30th day of August, 2018.

WITNESS MY HAND on this the 30th day of August, 2018

Margaret Jean Hamilton

Margaret Jean Hamilton

STATE OF TENNESSEE
COUNTY OF WILSON

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

WITNESS my hand and official seals at office this 30th day of August, 2018.

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WISLON

The actual value or consideration, whichever is greater, for this transfer is $183,800.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of August, 2018.

NOTARY PUBLIC

My Commission Expires: _____

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

File No: 180617