# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 140606 **DEEDWARR**
09/13/2018 02:50:00 PM 2 pgs
Fees: $13.00 Taxes: $1,605.80

20180913-0091034

W-P-18-1602

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(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) |
|---|---|---|
| **Richard Martin Dunlap, Jr.** | **First Tennessee Bank National Association** | |
| (NAME) **1602 Cahal Avenue** | (NAME) **12195 Metro Parkway, Suite 2** | **072-14-0Q-002.00-CO** |
| (ADDRESS) **Nashville, TN 37206** | (ADDRESS) **Fort Myers, FL 33966** | |
| (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, **SALLY WARD WOODYARD AND HUSBAND, PATRICK WOODYARD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD MARTIN DUNLAP, JR., A SINGLE MAN,** 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 Unit 1602 as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 1602 Cahal Avenue a Horizontal Property Regime with Private Elements pursuant to Tennessee code Annotated Section 66-27-103(b), et seq., of record in Instrument No. 20140507-0038804, amended to hereafter be known as Homes at 1600 and 1602 Cahal Avenue by Amendment to the Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20150416-0033829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sally Ward Woodyard and husband, Patrick Woodyard by Warranty deed from Indigo Development, LLC, a Tennessee limited liability company of record in Instrument No. 20150520-0046498 Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 20, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 50, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140507-0038804, as amended in instrument No. 20150416-0033829, Register's Office for Davidson County, Tennessee.
- Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140512-0040299, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on Exhibit "B" on the Plan of record as Instrument Number 20140507-0038804, as amended in Instrument No. 20150416-0033829, Register's Office of Davidson County, Tennessee.
- Charter of record in Instrument Number 20150526-0048362, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1602 Cahal Avenue, Nashville, Tennessee 37206**.

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 12th DAY OF SEPTEMBER, 2018.

Sally Ward Woodyard

Patrick Woodyard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SALLY WARD WOODYARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of September, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK WOODYARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of September, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

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

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212