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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180717220** Karen Y Johnson Davidson County Batch# 148789 **DEEDWARR** 10/04/2018 08:54:25 AM 2 pgs Fees: $13.00 Taxes: $1,405.63 20181004-0098484	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $379,900.00. Affiant Subscribed and sworn to before me, this 27th day of September, 2018. Notary Public My Commission Expires:

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laura E. Kobrick 5373 Windypine Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 172-03-0A-104.00-CO

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, **Krista L. Wilhite, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura E. Kobrick, 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 Lot No. 104 on the Plan of The Woodlands, Phase One, Section One of record in Plat Book 6900, Page (s) 498 and 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Krista L. Wilhite, a married woman by Warranty deed from Manish Kharat and Puja Kadolkar, husband and wife of record in Instrument No. 20170307-0022385 Register's Office for Davidson County, Tennessee, dated March 03, 2017 and recorded on March 07, 2017.

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.

Taxes for the year 2018, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 498 and 499, Register's Office for Davidson County, Tennessee.

Subject to all matters on boundary Plat of record in Plat Book 6900, Page 497, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Woodlands with By-Laws of Woodlands Homeowners' Association appended thereto, of record in Book 7334, Page 109 and amended in Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, and Book 8634, Page 224, as re-recorded in Book 8643, Page 675, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant,

condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for the Woodlands Homeowners Association, Inc., of record in Book 8454, Page 246, in the Register's Office for Davidson County, Tennessee.

Dedication of the Common Area of record in Book 8472, Page 310, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7336, Page 3, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 8541, Page 225; Book 8541, Page 230 and Book 8541, Page 235, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5373 Windypine Drive Nashville TN 37211

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 September, 2018.

Krista L. Wilhite

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Krista L. Wilhite, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON