THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: FHTS# 2018107760kh

Foothills Title Services, Inc.
3208 Tazewell Pike, Suite 101
Knoxville, Tennessee 37918

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tracy Lynn Priddy 26 Fawn Creek Pass Nashville, TN 37214	Tracy Lynn Priddy C/O SunTrust Mortgage, Inc., 901 Semmes Ave. Richmond, VA 23224	122-01-0A-238.00-CO

Karen Y Johnson Davidson County
Batch# 161828 **DEEDWARR**
11/16/2018 10:04:43 AM 2 pgs
Fees: $13.00 Taxes: $601.25

20181116-0112963

WARRANTY DEED

THIS INDENTURE, made this 2nd day of November, 2018 between **GEORGE W. PRIDDY**, married, a resident of Loudon County, Tennessee ("Grantor") and **TRACY LYNN PRIDDY**, unmarried, a resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

SITUATED in Davidson County, Tennessee, being Unit No. 13, together with the appurtenant interest in the common elements of Woodland Point Townhomes Phase Three, a Horizontal Property Regime established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001011-0101044 in the Register' s Office for Davidson County, Tennessee, said Unit being depicted on Exhibit C to said Declaration, to which reference is hereby made for a more particular description.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

BEING AND INTENDING TO BE the same property conveyed to George W. Priddy by Warranty Deed from Gigi A. Woodruff, unmarried, of record in Instrument No. 20141112-0103878 in the Register's Office for Davidson County, Tennessee, dated November 06, 2014 and recorded on November 12, 2014.

Grantor herein makes oath that the above described property has never been used as a principal residence by himself or his spouse.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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 hereunder set Grantor's hand and seal as of the date first recited above.

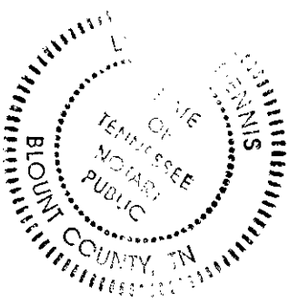
_____(L.S.)
GEORGE W. PRIDDY

STATE OF TENNESSEE

COUNTY OF BLOUNT

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **George W. Priddy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 2nd day of November, 2018.



Lisa M. Dennis
Notary Public

My Commission Expires: 12/29/20

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$162,500.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Lisa M. Dennis
Affiant/Grantee

Subscribed and sworn to before me this 2nd day of November, 2018.

_____
Notary Public

My commission expires: 10/27/2021

