31361-8 Box 14

Karen Y Johnson Davidson County
Batch# 164115 DEEDWARR
11/21/2018 09:30:18 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20181121-0114466

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$575,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of November, 2018.

Notary Public

My commission expires: 3-8-22
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jamie Towater **Karrah Tines**	**New Owner(s)**	**Map 131-01-0-F Parcel 003.00co**
402 Avondale Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stephen C. Woodward and wife, Jacqueline J. Woodward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jamie Towater and Karrah Tines, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Chatsworth, of record in Plat Book 5200, Page 575, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephen C. Woodward and wife, Jacqueline J. Woodward, by Deed dated June 17, 1985 from The Zeitlin Group, of record in Book 6588, Page 251, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 575, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions for Chatsworth, of record in Book 6049, Page 665, and amended in Book 6114, Page 43, and further amended in Book 6114, Page 49, and Instrument No. 20050126-0009824, and re-recorded in Instrument No. 20050222-0019401, Register's Office for Davidson County, Tennessee. (3) Charter of Chatsworth Homeowners' Association, Inc. of record in Book 6121, Page 522, Register's Office for Davidson County, Tennessee. (4) Deed of Easement of record in Book 8489, Page 537, said Register's Office. (5) Subject to an easement for water pipe of record in Book 1108, Page 487, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **104 Chatsworth Drive, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **20th** day of **November, 2018.**

Stephen C. Woodward

Stephen C. Woodward

Jacqueline J. Woodward

Jacqueline J. Woodward

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Stephen C. Woodward and Jacqueline J. Woodward,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **November, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21