Karen Y Johnson Davidson County
Batch# 169394 DEEDWARR
12/03/2018 10:27:22 AM 2 pgs
Fees: $13.00 Taxes: $873.20

20181203-0117455

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3318

(2)

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $236,000.00

Affiant

Subscribed and sworn to before me, this 27th day of November, 2018.

Notary Public

My commission expires: 3/9/2020

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David C. Varn, Sr. **Janie Wiley Varn**	**New Owner**	**Map/Parcel: 128-12-0-C-017.00CO**
309 Caysens Square Lane		
Franklin, TN 37064		

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

Lindsay M. Mathews, an unmarried woman

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

David C. Varn, Sr. and Janie Wiley Varn, 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 Unit No. 1124 on the Plan of Woodbury Townhomes, Phase One, as shown on the Plat recorded as "Exhibit E" of the Declarations of Covenants, Conditions, and Restrictions of record in Instrument No. 20060310-0028278, amended in Instrument No. 20080201-0010772 and in PUD Boundary Plat of record in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lindsay M. Matthews, by Warranty Deed, from Kimberly Baxter, unmarried, dated November 20, 2014, of record in Instrument No. 20141125-0108745, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Instrument No. 20050216-0017693, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20060310-0028278, amended in Instrument No. 20080201-0010772, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20060309-0027744, Register's Office for DAVIDSON County, Tennessee.
Easement Agreement of record in Instrument No. 20120810-0071791, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20050118-0005578, Register's Office for DAVIDSON County, Tennessee.
Deed to State of Tennessee of record in Book 8083, Page 534, Book 8083, Page 541, and Book 8083, Page 547, Register's Office for DAVIDSON County, Tennessee.

Utilities and Sewer Easement of record in Book 5074, Page 856 and Book 5074, Page 945, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1124 Woodbury Falls Court, Nashville, TN 37221.

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 27th day of November, 2018.

Lindsay M. Mathews By
Mavis Clare Barron - Attorney-in-fact

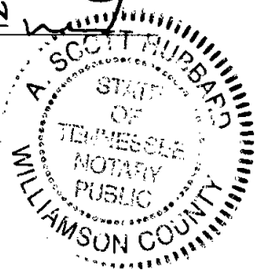
Lindsay M. Mathews
By: Mavis Clare Barron, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mavis Clare Barron,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Lindsay M. Mathews, for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Lindsay M. Mathews, and is authorized by Lindsay M. Mathews to execute this instrument on his/her behalf.

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

A. Scott Hubbard
Notary Public



My Commission Expires: 11-23-20

File #: **180595SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027