WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 170847 DEEDWARR
12/05/2018 03:11:54 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20181205-0118745

A-TW-18-3175

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2020

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)
Vinicius Pereira Freitas	**New Owner**	
(NAME)	(NAME)	**150-00-0-155.00**
3175 Anderson Rd.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **TERRY WOODALL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VINICIUS PEREIRA FREITAS,** 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 the 2nd, formerly the 3rd, Civil District of said County and State, described according to a survey made by C. Jackson, G. W. Peay and J. L. Sands, January 1, 1965, as follows:

Beginning at a point on the center of Anderson Road 127.12 feet east of the northeast corner of the Ida Lewis, et al. tract of land, being the northwest corner of the property conveyed to Hattie Mai Fergus by deed from Thomas Alton Moore and wife, of record in book 1284, page 6o8, Register's Office for said County, and by quitclaim deed from Will Buchanan, of record in book 2965, page 287, said Register's Office; thence with the center of said Road, south 85 degrees 3o minutes east 183.48 feet and south 86 degrees 10 minutes east 16.52 feet; thence south 2 degrees 29 minutes west 440 feet to an iron pin; thence north 85 degrees 13 minutes west 20o feet to an iron pin; thence north 2 degrees 29 minutes east 440 feet to the beginning, containing 2.02 acres, more or less.

Being the same property conveyed to Terry Woodall, married by Warranty deed from Martha A. Bayse, unmarried of record in Instrument No. 20170616-0060590 Register's Office for Davidson County, Tennessee, dated June 13, 2017 and recorded on June 16, 2017.

**For the purpose of this conveyance the subject property is not the Grantor's primary residence.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Permanent Easement and Temporary Construction Easement of record in Book 8463, Page 341, in the Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3175 Anderson Rd., Antioch, Tennessee 37013**.

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 3rd DAY OF DECEMBER, 2018.

Terry Woodall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY WOODALL, 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 3rd of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

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