THIS INSTRUMENT PREPARED BY: Recorded By:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 20537

Karen Y Johnson Davidson County
Batch# 172618 DEEDWARR
12/11/2018 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20181211-0120524

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY THOUSAND AND 00/100 ($170,000.00) DOLLARS, cash in hand paid by JEFFREY L. DODSON, receipt of which is hereby acknowledged, I, AMANDA TERRI WOODY, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said JEFFREY L. DODSON, an unmarried man, his heirs and assigns ("Grantee"), a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Unit No. 24, together with the appurtenant interest in the common elements of Heritage Village of Priest Lake Park, a horizontal property regime established by Master Deed, of record in Book 5097, Page 855, amended in Book 5192, Page 243, Book 5292, Page 747, Book 5292, Page 749, Book 5459, Page 679, and Instrument No. 20140314-0021490, in the Register's Office of Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 1 on the plan of Section One Heritage Village of Priest Lake Park of record on Plat Book 4860, Page 98, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Amanda Terri Woody, an unmarried woman, by deed from TN Ventures, LLC, a Tennessee limited liability company, dated June 26, 2014, and of record in Instrument No. 20140627-0056647, in the Register's Office of Davidson County, Tennessee.

This property is subject to right-of-way of Priest Lake Drive and an alley.

This conveyance is subject to all matters as shown on plat of record in Plat Book 4860, Page 98, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Master Deed of record in Book 5097, Page 855, and amended in Book 5192, Page 243, Book 5292, Page 747, Book 5292, Page 749, Book 5459, Page 679, and Instrument No. 20140314-0021490, all in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the Grantee, forever. And I do covenant with the Grantee, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, except as set forth herein. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to Grantee, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 6th day of December, 2018.

AMANDA TERRI WOODY

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, AMANDA TERRI WOODY, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 6th day of December, 2018.

NOTARY PUBLIC

My Commission Expires: MAY 17, 2021

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 5-17-2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 6th day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 10/9/19

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

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Tax Map & Parcel No.
136030C07400CO

ADDRESS OF NEW OWNER:
JEFFREY L. DODSON
3878B PRIEST LAKE DR.
NASHVILLE, TN
37217

SEND TAX BILLS TO:
FIRST CHOICE LENDING
9821 COGDILL RD #2
KNOXVILLE, TN 37932

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019