PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 175134 **DEEDWARR**
12/18/2018 09:32:53 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20181218-0122732

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Tommy Lindley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Quay	Veterans United Home Loans	053-14-0A-015.00 CO
(NAME)	(NAME)	
709 Comanche Court	1400 Veterans United Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Columbia MO 65203	
(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 considerations, the receipt of which is hereby acknowledged, I/we Isaac X Wood, married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto David Quay and Lindsey Quay, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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. 15 on the Plan of Final Plat of The Woods of Neeley's Bend, Phase 1 - "First Revision", a Planned Unit Development, of record in Plat Book 9700, Page 928, and revised in Book 9700, Page 997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Isaac X. Wood by Warranty Deed from Hearthside Homes, LLC, an Indiana Limited Liability Company, dated February 11, 2000 and recorded February 15, 2000 of record in Instrument No. 200002150015302, Register's Office for Davidson County, Tennessee.

Flor Barraza, wife of Isaac X Wood herein joins to convey any and all right and interest she may have; including but not limited to her marital rights.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 709 Comanche Court, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 315360
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 14th day of December, 2018.

Isaac X Wood

Flor Barraza

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Isaac X Wood and Flor Barraza, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of December, 2018.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

