Karen Johnson Davidson County
Batch# 185411 DEEDWARR
01/18/2019 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20190118-0005280

Prepared by:
Realty Title and Escrow Services, Inc.
1118 Nashville HWY, Ste 150
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 265,000.00

Affiant

Subscribed and sworn to before me, this 15th **day of** January, **20** 19

Notary Public
My commission expires: 11/5/2019

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RTEC File # 10-1811-104055

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Cody A Wooten 5524 Hill Court Nashville, TN 37220	New owner	161-09-0-072.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrew Evans Williams,** unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Cody A. Wooten and Ashley Wooten,** husband & wife, hereinafter called the Grantees, their successors 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. 20-A on the Plan of Zone Lot Division, Lot 20, Section One, Brentwood Meadows, of record in Book 5200, Page 694, as revised in Book 6250, Page 302 (erroneously referenced in prior deed as Book 6250, Page 502), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Evans Williams by deed from Amelia B. Canon, unmarried, dated December 28, 2006, recorded February 9, 2007, of record in Instrument No. 20070209-0017244, Register's Office for Davidson County, Tennessee.

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 property is improved property known as 5524 Hill Court, Nashville, TN 37220

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors and assigns and representatives, to warrant and forever defend the title to 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 hand this 15 day of January, 2019.

Andrew Evans Williams

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, Andrew Evans Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 15 day of January, 2019.

Notary Public

My commission expires: 8-4-20

MEREDITH BAUERLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-04-2020

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212