Karen Johnson Davidson County
Batch# 207509 DEEDWARR
03/19/2019 10:30:46 AM 2 pgs
Fees: $13.00 Taxes: $2,915.60

20190319-0024844

WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $788,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-26-22

(AFFIX SEAL)

PREPARED BY: RANKERS STEWART TITLE & ESCROW CORP
3310 WEST END AVE.

RETURN TO: 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
Nancy B. Davis	NEW OWNER	116-03-0J-001.00
(NAME)	(NAME)	
133 Woodmont Boulevard, Unit A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, we, **Patty Etheridge, Vickie Hill and Daniel Cockerham**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nancy B. Davis and Chesley P. Erwin, Jr., wife and husband**, 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 Unit No. 133A as shown on the Master Deed establishing a Planned Unit Development with Private Elements for Woodmont Waye of record in Instr. 20060418-0044061, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Peggy Cockerham, unmarried by Warranty Deed dated 04/27/2007 from Woodmont Waye, LLC. of record in Instrument 200705070054918, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Patty Etheridge, a one-third (1/3) interest as tenants in common, Vickie Hill, a one-third (1/3) interest as tenants in common and Daniel Cockerham a one-third (1/3) interest as tenants in common by Affidavit of Heirship dated 2/28/2018 from The Estate of Peggy Cockerham, Deceased of record in Instrument 20190308-0021534, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Master Deed of record in Instrument 200604180044061; (2) Charter of record in Instrument 200604260047473, in the Register's Office of Davidson County, Tennessee

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 ☒ 133 Woodmont Boulevard, Unit A, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15 day of March, 2019.

Patty Etheridge

Vickie Hill

Daniel Cockerham

State of North Carolina
County of Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patty Etheridge, Vickie Hill, and Daniel Cockerham, 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 15 day of March, 2019.

Notary Public:
My Commission Expires: 8/9/2019

BEVERLY D NEWMAN
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires August 9, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129