WARRANTY DEED



B-KW-19-5920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFF

Karen Johnson Davidson County
Batch# 211890 **DEEDWARR**
04/01/2019 08:37:30 AM 2 pgs
Fees: $13.00 Taxes: $1,243.20

20190401-0028895

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)
Corey Guymon and Rachel Guymon		
(NAME)	(NAME)	
5920 Woodlands Avenue	NEW OWNER	**172-03-0A-147.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **MATTHEW M. MERIWETHER AND JILL C. MERIWETHER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COREY GUYMON AND RACHEL GUYMON, HUSBAND AND WIFE,** 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 Davidson County, Tennessee, being Lot No. 119 on the Plan of Final Plat of The Woodlands Subdivision, Phase 4, Section 1B of record in Plat at Instrument No. 20070705-0080225, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew M. Meriwether and Jill C. Meriwether, husband and wife by Warranty deed from Keenan Andrew Dixon and wife, Anna Gromakova Dixon of record in Instrument No. 20150623-0059888 Register's Office for Davidson County, Tennessee, dated June 19, 2015 and recorded on June 23, 2015.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of PUD Boundary, The Woodlands, of record in Plat Book 6900, Page 497, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20070705-0080225, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Woodlands with By-Laws appended thereto, of record in Book 7334, Page 109, amended in Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224 and Book 8643, page 675, Register's Office for Davidson County, Tennessee.
- Charter for the Woodlands HOA of record in Book 8454, Page 246, in the Register's Office for Davidson County, Tennessee.
- Sewer line easement of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee.
- Slope and drainage easement of record in Book 7917, Page 422, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer and drainage easement of record in Book 6710, Page 495, Book 3710, page 495, Book 7091, page 428, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Instrument Number 20031124-0170676, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention agreement of record in Instrument Number 20070702-0078297, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 7336, Page 3, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8541, Page 230, in the Register's Office for Davidson County,

Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5920 Woodlands Avenue, Nashville, Tennessee 37211**.

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 27th DAY OF MARCH, 2019.

Matthew M. Meriwether by Kate Nyquist, Attorney in Fact

Matthew M. Meriwether by Kate Nyquist, Attorney in Fact

Jill C. Meriwether by Kate Nyquist, Attorney in Fact

Jill C. Meriwether by Kate Nyquist, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MATTHEW M. MERIWETHER AND JILL C. MERIWETHER, and who acknowledged he/she/they executed the same as the free act and deed of the said MATTHEW M. MERIWETHER AND JILL C. MERIWETHER.

Witness my hand and official seal, this the 27th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2

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