WARRANTY DEED

Karen Johnson Davidson County
Batch# 219120 DEEDWARR
04/17/2019 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $991.23
20190417-0035276

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC 21 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Ronald A Wooding II and Leigh H Wooding	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	Ronald & Leigh Wooding (NAME)	
P.O. BOX 90134 (ADDRESS)	P.O. BOX 90134 (ADDRESS)	08106040400
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Richard P Horton, an unmarried man**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald A Wooding II and Leigh H Wooding, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 8th Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, Page 603, Register's Office for Davidson County, Tennessee; being Lot No. 6 on the Map showing Subdivision of the Conrad Santi Property, not of record, described according to a survey made by Hickerson and Hockerson Engineers, July 26, 1963, as follows:

Beginning at a point on the northerly margin of Buchanan Street, 275 feet west of the westerly margin of 24th Avenue, North, running thence with the line between Lots Nos. 5 and 6, 149 feet to a point in the southerly line of Lot No. 8; thence westerly with the southerly margin of Lot No. 8 50 feet to a point, the common corner of Lots Nos. 6 and 7; thence southerly with the line between said Lots, 140 feet to the north margin of Buchanan Street; thence with the northerly margin of same, easterly 50 feet to the point of beginning.

Being the same property conveyed to Richard P. Horton by virtue of that certain Quitclaim Deed dated February 20, 2019, and being of record at Instrument No. 20190412-0033536 in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Carrell P. Horton by virtue of that certain Warranty Deed dated August 1, 1968, and being of record at Book 3617, Page 135 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 4040, Page 417, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2410 Buchanan St. Nashville, TN 37208
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 April, 2019.

Richard P. Horton

Richard P Horton

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Richard P Horton**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15 day of April, 2019.

Notary Public
My Commission Expires: 10-16-21

ANDRAE V WARREN JR
NOTARY PUBLIC
DOUGLAS COUNTY, GEORGIA
MY COMMISSION EXPIRES
OCTOBER 16, 2021

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019