Karen Johnson Davidson County
Batch# 223619 DEEDWARR
04/30/2019 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20190430-0039574

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Martia Harris	SEND TAX BILLS TO: Martia Harris	MAP-PARCEL NUMBERS
(NAME) 5196 Ryan Allen Cir	(NAME) 5196 Ryan Allen Cir	041010A08000CO
(ADDRESS) Whites Creek TN 37189	(ADDRESS) Whites Creek TN 37189	
(CITY) (STATE) (ZIP)	(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, **Torria Woodard and Jessie Woodard, wife and husband**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martia Harris, a single woman, as sole ownership,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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. 83 on the Plan of Cobblestone Creek, Phase Two of record in Plat at Instrument No. 20060612-0069609, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 5196 Ryan Allen Circle, Whites Creek TN 37189

Being the same property conveyed to Being the same property conveyed to Torria Woodard and Jessie Woodard, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20070703-0079618, Register's Office for Davidson County, Tennessee, dated June 25, 2007 and recorded on July 03, 2017. (Value of consideration shown in aforementioned deed $223,261.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument Number 20060601-0064579, as revised in Plat Instrument No. 20060612-0069609, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20041208-0146322, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; Greenbelt for assessment, levy and collection purposes of record in Book 8693, Page 588, in the Register's Office for Davidson County, Tennessee. Charter of Cobblestone Creek Homeowners Association, Inc. of record in Instrument Number 20041208-0146324, in the Register's Office for Davidson County, Tennessee. Right-of-Way Easement granted to Tennessee Natural Gas Lines, Inc., of record in Book 2493, Page 137, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed for Common Area of record in Instrument Number 20041208-0146323 and Instrument No. 20110916-0072157, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20040304-0024829, in the Register's Office for Davidson County, Tennessee, **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 5196 Ryan Allen Cir Whites Creek, TN 37189
(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 25th day of April, 2019.

Torria Woodard

Jessie Woodard

STATE OF TN
COUNTY OF Davidson

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

WITNESS my hand and official seal at office this 25th day of April, 2019.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 09/25/2019

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