File No. 19-03-15687

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Christopher & Regina Thronson 2033 Stokes Lane Nashville, TN 37215	New Owners	Map and Parcel 172020a00700co
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Woodlend, LP, a Tennessee limited partnership (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Christopher Thronson and Regina Thronson, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 7 on Myrtlewood Estates, Section 8, a Planned Unit Development, formerly Brentwood Oaks Expansion, of record in Instrument Number 20170918-0095179, said Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to said instrument number for a more comprehensive legal description.

Being the same property conveyed to Woodlend, LP, a Tennessee limited partnership by Quitclaim Deed from IRA Innovations LLC f/b/o Dan Heichelbech IRA and IRA Innovations LLC f/b/o Les Lazarus IRA of record in Instrument Number 20190509-0043349, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known Lot 7, Woodland Hills Drive, Nashville, Tennessee 37211.

This conveyance is subject to the following:

1. Taxes for the year 2019 and subsequent years for Davidson County.
2. To all matters as disclosed on plat of record in Instrument Number 20170918-0095179, Register's Office for Davidson County, Tennessee.
3. Restrictions for Myrtlewood Estates, Section 8 of record in Instrument No. 20180920-0093374, said Register's Office for Davidson County, Tennessee.
4. Easements of record in Book 6489, page 537; Book 7950, page 224; Book 7950, page 227, Instrument No. 19991222030625; Instrument No. 1999122220306126; Instrument No. 20080118-0006026 and Instrument No. 20080227-0018946, Register's Office for Davidson County, Tennessee.
5. Deed of Conveyance of record in Book 5691, page 548, Register's Office for Davidson County, Tennessee.
6. Covenants as of record in Instrument No. 20180920-0093374, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 227652 DEEDWARR
05/09/2019 08:27:09 AM 3 pgs
Fees: $18.00 Taxes: $656.74



20190509-0043350

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $177,495.00
(
(
(Subscribed and sworn to before me
(this 29th day of April 2019.
(
(Notary Public
(My Commission Expires: 11-26-22

Affiant

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind itself, it's successors, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29 day of April, 2019.

WOODLEND LP, A TENNESSEE LIMITED PARTNERSHIP

BY: _____
STEVE WILLIS, PARTNER

STATE OF Tennessee }
COUNTY OF Davidson }

On this 24th day of April, in the year 2019, before me the undersigned, personally appeared Steve Willis, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he is the partner of Woodlend, LP, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purpose therein contained as partner.

My Commission Expires: 11-26-22

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY