WARRANTY DEED

File #19137

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 9-7-21

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathie Reynolds	NEW OWNER	146-07-0-062.00-CO
(NAME)	(NAME)	
5001 Stillwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 228260 DEEDWARR
05/10/2019 09:11:51 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50

20190510-0043949

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, **Walter R. Woods and Karen M. Woods, Trustees of The Walter R. Woods and Karen M. Woods Living Trust,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathie Reynolds and Keith Reynolds, wife and husband,** 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 Davidson County, Tennessee, being Lot No. 119 on the Plan of Plan of Section One Revised Crieve Hall Estates of record in Plat Book 1835, Page (s) 122 through 124 inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No. 119, which is a corner lot, fronts 209.8 feet on the Southerly margin of Farrell Parkway and fronts 251.1 feet on the Westerly margin of Stillwood Drive, said frontages being joined by a curve having a length of 35.21 feet and extends back 245 feet on the Westerly line 242.9 feet on the Southerly line to a point of intersection.

Being the same property conveyed to Walter R. Woods and wife, Karen M. Woods by Warranty Deed from John Eldon Fant and wife, Mary E. Fant, of record in Book 7308, Page197, Register's Office for Davidson County, Tennessee, dated July 24, 1987 and recorded on July 28, 1987. Being the same property conveyed to the Trustees of the Walter R. Woods and Karen M. Woods Living Trust by Quitclaim Deed from Walter R. Woods and wife, Karen M. Woods, of record in Instrument No. 20130802-0081145, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5001 Stillwood Drive, Nashville, TN 37220

(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 9th day of May, 2019.

The Walter R. Woods and Karen M. Woods Living Trust

BY: _____
Walter R. Woods, Trustee

By: _____
Karen M. Woods, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Walter R. Woods, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Walter R. Woods and Karen M. Woods Living Trust**, and is authorized by the trust document to execute this instrument on its behalf.

This the 9th day of May, 2019.

My Commission Expires: 8.4.20

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Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karen M. Woods, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Walter R. Woods and Karen M. Woods Living Trust**, and is authorized by the trust document to execute this instrument on its behalf.

This the 9th day of May, 2019.

My Commission Expires: 8.4.20

_____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020