Karen Johnson Davidson County
Batch# 228313 DEEDWARR
05/10/2019 09:53:41 AM 2 pgs
Fees: $13.00 Taxes: $762.42
20190510-0044016

Return to:
SLTE
P O BOX 217
NOLENSVILLE, TN 37135

#1689

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Brad Smotherman	(NEW OWNER)	Map136-05-0-A-
P O Box 11891		Parcel 039.00CO
Murfreesboro, TN 37129		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Christopher E. Woods, married**, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Brad Smotherman** , (The "Grantee"), his heirs and assigns, to 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 135 on the Plan of BAYVIEW ESTATES, PHASE ONE, FIRST REVISION, of record in Book 9700, page 920, said Register's Office, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Christopher E. Woods, married by quitclaim deed dates April 27th, 2015 from Alice L. Woods of record in Instrument No 20150430-0038614, said Register's Office.

Alice L. Woods joins in this conveyance, with the consent of the Grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property, if any.

This is the same legal description used in the last deed of record.

This conveyance is subject to the following:

1. **2019 Taxes, a lien now due and payable and assumed by Grantees.**
2. **Deed of Trust of record in Instrument No 20021202-0147760, modification 20130314-0025776, 201511230-118587, assigned 20120622-0054770, apt 20120713-0061696, 20150414-0032605 and in 20180531-0052020, said Register's Office.**
3. **Easements of record in Book 10339, page 298, Book 3708, page 237, Book 7830, page 233, Book 10085, page 576, Book 10339, page 223 and in Book 11762, page 271, said Register's Office.**
4. **Restrictions of record in Book 10323, page 55, Book 10727, page 268, Book 11019, page 911, Book 11251, page 126, Book 11271, page 163, Instrument Nos. 20020104-0001403, and 20190201-0009807, said Register's Office.**
5. **Landscape Agreement of record in Book 10339, page 298, said Register's Office.**
6. **By-Laws and Open Space of record in Book 10323, page 86 and Instrument No. 20000710-0068261, said Register's Office.**
7. **Any and all matters appearing on the Plan of record in Plat Book 9700, page 920, said Register's Office.**

This is improved property commonly known as **208 Cates Place, Nashville, TN 37217.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $206,058.89.

Affiant

Subscribed and sworn to before me this 4 day of May, 2019.

Notary public:
My commission expires: 10/30/2022

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee his heirs and assigns, forever.

And Grantor does covenant with the said Grantee 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 herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS, WHEREOF, the Grantor has caused this Deed to be executed this 4 day of May, 2019.

Christopher E. Woods

Alice L. Woods

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher E. Woods and Alice L. Woods**, with whom I am personally acquainted or proved to me since satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 4 day of May, 2019.

Notary Public
My Commission Expires: 10/30/2022