WARRANTY DEED

Karen Johnson Davidson County
Batch# 228724 DEEDWARR
05/10/2019 03:10:36 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20190510-0044307

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$385,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of MAY, 2019

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Heather M. North	USAA	096-10-0-153.00
204 Claridge Way	10750 MCDERMOTT FREEWAY	
Hendersonville, NC 28739	SAN ANTONIO, TX 78288	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Heather H. North and Gary M. Rodberg, Wife and Husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 34 of Twin Lawn Subdivision, as shown by Plan of record in Book 2331, Page 9, Register's Office for said County, and more particularly described as follows:

Lot No. 34 fronts 78 feet on the northerly side of Dunmore Drive and runs back between lines 150.0 feet on the easterly line and 149.7 feet on the westerly line to a dead line in the rear on which is measures 78.0 feet.

Being the same property conveyed to Wanda Williams from WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A, who acquired title as WILMINGTON SAVINGS FUND SOCIETY, FLB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A by Special Warranty Deed on January 9, 2019, of record in Instrument Number 20190124-0007170, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 2331, Page 9, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2822 Dunmore Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 7, 2019.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 7, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY