WARRANTY DEED

Karen Johnson Davidson County
Batch# 230659 **DEEDWARR**
05/16/2019 09:15:05 AM 2 pgs
Fees: $13.00 Taxes: $773.30

20190516-0046126

B-VRES-19-3360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/06/2023

(AFFIX SEAL)

Susan Hughes
State of Tennessee Notary Public
Williamson County
My Commission Expires March 6, 2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James A. Wolf and BettyJo Taylor-Wolf	**F&M Bank**	
(NAME)	(NAME)	**86-13-14.00**
1533 Hayden Drive	**50 Franklin Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Clarksville, TN 37040**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVE N. SANTOS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BETTY JO TAYLOR-WOLF AND JAMES WOLF, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 76B on the Plan of Lakeside Woods, Section 2, Zone Lot Division of Lots 76, 77 and 80, of record in Plat Book 6200, Page 461, amended in Plat Book 6900, Page 625, Register's Office for said County, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steve N. Santos, a single man, by Warranty Deed from Stephen A. Hiles and wife, Shirley Hiles, recorded March 31, 2014 in Instrument No. 20140331-0026463, Register's Office for Davidson County, Tennessee. Steve N. Santos, having since married. His spouse, Stephanie Santos joins in this conveyance for the purpose of conveying any and all rights in and to said property.

This conveyance is subject to:
- Subject to all matters shown on the Plans of record in Plat Book 6200, Page 461, amended in Plat Book 6900, Page 625, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 6564, Page 740 and Book 7347, Page 82, 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.
- Taxes for the year 2019, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3360 Lakeside Place, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF MAY, 2019.

Steve N. Santos

Stephanie Santos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE N. SANTOS AND STEPHANIE SANTOS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212