THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34788-04-2019**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Rutherford The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me this 6th day of June, 2019. Notary Public My Commission Expires 8/22/22

CINDY G. PUTMAN STATE OF TENNESSEE NOTARY PUBLIC County of Coffee

WARRANTY DEED

Address New Owner: Christian Patrick Woodruff, Leslie Dawn Blevins 3964 Atkins Drive Nashville, TN 37211	**Send Tax Bills To:** Volunteer Mtg Loan Servicing Customer Service 404 James Robertson Pkwy. Ste. 1450 Nashville, TN 37219-1536	**Tax Information:** Map and Parcel No.: 134 09 0 039 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin M. Hollander,** married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christian Patrick Woodruff and Leslie Dawn Blevins MARITAL STATUS** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3964 Atkins Drive, Nashville, TN 37211.

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

Clare M. Hollander joins in signing this deed to convey her marital interest in the subject property.

And Grantor covenant that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 241858 **DEEDWARR**
06/11/2019 10:14:31 AM 3 pgs
Fees: $18.00 Taxes: $647.50

20190611-0055946

IN WITNESS WHEREOF, Grantors have executed this instrument on the 6th day of June, 2019.

Kevin M. Hollander

Clare M. Hollander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin M. Hollander and Clare M. Hollander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2019.

Notary Public

My Commission Expires:

10-7-2019

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Phase One, Woodland Hills, as of record in Plat Book 6900, pages 666-669, amended in Book 7564, page 404, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin M. Hollander, unmarried by deed dated May 14, 2004 from Eric C. Castor of record in Instrument No. 20040517-0057228, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 134 09 0 039 00.
2. Declaration of Covenants, Conditions, and Restrictions for Woodland Hills Phase One, of record in Book 7632, page 947, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, pages 666-669, amended in Book 7564, page 404, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 8347, page 35, Register's Office for Davidson County, Tennessee.
5. Easement for right of way of record in Book 3103, page 37, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 7262, page 388 and Book 8337, page 556, Register's Office for Davidson County, Tennessee.