Karen Johnson Davidson County
Batch# 252194 DEEDWARR
07/03/2019 09:47:32 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20190703-0065024

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$370,000.00**

Affiant

Subscribed and sworn to before me, this 1st day of July, 2019.

Notary Public

My commission expires: 03/06/23

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

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jessica Kopperud	**Pinnacle Bank**	**172-05-0-B-123.00**
5905 Westheimer Drive	**150 3rd Avenue South, Suite 1000**	
Brentwood, TN 37027	**Nashville, TN 37201**	

FOR AND IN 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,

William Wood, II and Sharon S. Wood, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Kopperud, a married woman

HEREINAFTER CALLED THE GRANTEES, 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. 9 on the Plan of Sterling Oaks, Phase III, of record in Instrument No. 20001122-0115320, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Wood II and Sharon S. Wood, by Warranty Deed, from Wells Fargo Bank, N.A., Trustee for Carrington Mortgage Loan Trust Series 2006-NC5 Asset-Backed Pass Trough Certificates by Carrington Mortgage Services, LLC, dated September 7, 2010, of record in Instrument Number 20101102-0087760, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20001214-0123042, Register's Office for County, Tennessee, 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.
By Laws of record in Instrument No. 20001214-0123043, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Instrument No. 20001214-0123041, Register's Office for Davidson County, Tennessee.
Deed of common areas to HOA of record in Instrument No. 20050510-0052774 and 20110421-0030897, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 7250, Page 761, Book 7121, Page 177, Book 7121, Page 185 and Book

7573, Page 231, Register's Office for Davidson County, Tennessee.
TVA Line Easement of record in Book 1174, Page 37 and Book 1205, Page 17, Register's Office for Davidson County, Tennessee.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of PUD Boundary record in Plat Book 9700, Page 770, Register's Office for Davidson, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5905 Westheimer Drive, Brentwood, TN 37027.

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 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/our hand(s) this 1st day of July, 2019.

William Wood, II

Sharon S. Wood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, William Wood, II and Sharon S. Wood, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2019.

Notary Signature
My commission expires:

RUSSELL J McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

File #: 19-94
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027