WARRANTY DEED

Karen Johnson Davidson County
Batch# 253836 DEEDWARR
07/08/2019 03:12:23 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20190708-0066380

O-VRES-19-753

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Maxwell Joseph Morris	new owner	
(NAME)	(NAME)	**114-14-0A-061.00-CO**
753 Woodland Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **BEVERLY L. GREENE, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAXWELL JOSEPH MORRIS,** 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. 61, Section 1, Woodland Forest, a Planned Unit Development of record in Plat Book 6900, Page (s) 534, 535 and 536, 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 Paul D. Greene and wife, Beverly L. Greene, as tenants by the entirety by Warranty deed from James B. Lee and wife, Carolyn Lee of record in Book 9665, page 324, Register's Office for Davidson County, Tennessee, dated May 01, 1995 and recorded on May 05, 1995. Being further property conveyed to Beverly L. Greene, a single person by Quit Claim deed from Beverly L. Greene, a single person of record in Instrument No. 20181026-0106342 Register's Office for Davidson County, Tennessee, dated October 23, 2018 and recorded on October 26, 2018. Paul D. Greene having since died on January 04, 2014, leaving Beverly L. Greene as sole tenant by the entirety.

This conveyance is subject to:

- Taxes for the year 2019 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 534 through 536, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7207, Page (s) 851, Book 7439, Page 487, Book 7598, Page 684, supplemented in Book 7596, page 692, and amended in Instrument No. 20050916-0111743, Register's Office for Davidson 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 Number 20040503-0049797, as amended in Instrument No. 20050916-0111744, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area in Woodland Forest from Eaglecrest, a Tennessee general partnership, to Woodland Forest HOA of record in Instrument Number 20050415-0042083, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Access Easement of record in Instrument Number 20040928-0116789 and Instrument No. 20040928-0116790, in the Register's Office for Davidson County, Tennessee.
- Subject to Easement of record in Book 787, Page 4, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 8319, Page 243, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **753 Woodland Way, Nashville, Tennessee 37209**.

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 5th DAY OF JULY, 2019.

Beverly L. Greene by Will Grones Attorney in fact

Beverly L. Greene by Will Grones, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Grones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BEVERLY L. GREENE, and who acknowledged he/she/they executed the same as the free act and deed of the said BEVERLY L. GREENE.

Witness my hand and official seal, this the 5th of July, 2019.

Stacey Denson Palmer

Notary Public
My Commission Expires: 1/3/23
(SEAL)



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