Warranty Deed

Karen Johnson Davidson County
Batch# 255277 DEEDWARR
07/11/2019 11:56:17 AM 2 pgs
Fees: $13.00 Taxes: $699.30

20190711-0067697

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

The actual consideration or value, whichever is greater, for this transfer is $189,000.00.

Affiant

Subscribed and sworn to before me this the 9th day of July, 2019.

Notary Public

My commission expires:

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires July 13, 2020

PREPARED BY
[illegible] TITLE
[illegible] STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joanna Barney	WILSON BANK & TR	135-16-0B-133.00-CO
670 Flintlock Court		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CYNTHIA DRAWS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOANNA BARNEY**, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain property in Davidson County, Tennessee, described as Lot No. 133 of Woodridge at Nashboro Village, a Horizontal Property Regime located on Flintlock Court in Davidson County, Tennessee, together with Easements as shown on the plat of Woodridge at Nashboro Village, Nashboro Village - Tract 11, recorded at Instrument No. 20021120-0143949, said Register' s Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 4827, page 14, as amended in Book 5469, page 840, Book 7751, page 907, Instrument No. 20021104-0134724 and Instrument No. 20030610-0080281, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodridge at Nashboro Village, contained in the Declaration of Covenants, Conditions & Restrictions of record in Book 4827, page 14, as amended in Book 5469, page 840, Book 7751, page 907, Instrument N0. 20021104-0134724 and Instrument N0. 20030610-0080281 and ByLaws Appended thereto, recorded in Instrument No. 20021106-0136459, Register' s Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Cynthia Draws, unmarried by Warranty deed from Christina M. Tallent, a married woman of record in Instrument No. 20160526-0053077 Register's Office for Davidson County, Tennessee, dated May 23, 2016 and recorded on May 26, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 670 Flintlock Court, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of July, 2019.

Cynthia Draws

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cynthia Draws, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of July, 2019.

Notary Public

My Commission Expires: Oct 25, 2021

Commonwealth of Pennsylvania - Notary Seal
DENISE ELIZABETH VARALLO, NOTARY PUBLIC
Philadelphia County
Commission Number 1221607
My Commission Expires October 25, 2021