AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
1000 Germantown Pike, Suite J-4
Plymouth Meeting, PA 19462
File No. P-94837-NBKC

This document prepared by:
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Karen Johnson Davidson County
Batch# 256525 DEEDWARR
07/12/2019 02:57:30 PM 5 pgs
Fees: $28.00 Taxes: $791.80
20190712-0068409

Tax ID No.: 160-14-0D-024.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 10 day of July, 2019, by and between **Robert F. Woodburn, a married man, joined in execution by his spouse, Djuana R. Woodburn**, a mailing address of 430 E Malibu Dr Tempe AZ 85282 hereinafter referred to as Grantor(s) and **Ashlie E Woodburn and Ryan Woodburn, wife and husband, as tenants by the entirety**, a mailing address of 5746 Stone Brook Drive, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TWO HUNDRED FOURTEEN THOUSAND AND 00/100 ($214,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Williamson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20150604-0052473, recorded on 06/04/2015 in Williamson County, TENNESSEE.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 10 day of July, 2019.

Robert F. Woodburn

Djuana R. Woodburn

STATE OF Colorado
COUNTY OF Mesa

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Robert F. Woodburn and Djuana R. Woodburn**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Palisade, Co, this 10 day of July, 2019.

Notary Public
My Commission expires: 2-11-2020

Rebecca Jo Lampton
Notary Public
State of Colorado
Notary ID 20004003611
My Commission Expires
February 11, 2020

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant\'s knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $214,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

STATE OF Rhode Island
COUNTY OF Kent

Subscribed and sworn to before me this 11th day of July, 2019.

Notary Public
Commission Expires January 29, 2022

MICHAELA FRANK
My Commission Expires
NOTARY PUBLIC
January 29, 2022
STATE OF RHODE ISLAND

Name and address for person(s) responsible for taxes:

Ryan Woodburn and Ashlie E. Woodburn
5746 Stone Brook Drive
Brentwood, TN 37027

Name and address of property owner:

Ryan Woodburn and Ashlie E. Woodburn
5746 Stone Brook Drive
Brentwood, TN 37027

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Williamson, State of TN, and is described as follows:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 5746 ON THE PLAN OF BRENTWOOD TRACE CONDOMINIUMS, SECTION II, OF RECORD IN PLAT BOOK 5200, PAGES 376 AND 377, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BRENTWOOD TRACE CONDOMINIUMS, SECTION TWO, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5818, PAGE 915 AND THE BY-LAWS OF RECORD IN BOOK 5818, PAGE 925, AS AMENDED IN BOOK 5868, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT F. WOODBURN, A MARRIED MAN FROM JOY SMITH, MARRIED, BY DEED DATED MAY 20, 2015, AND RECORDED ON JUNE 4, 2015, AS 20150604-0052473.

PARCEL ID NUMBER: 160-14-0D-024.00

PROPERTY COMMONLY KNOWN AS: 5746 STONE BROOK DRIVE, BRENTWOOD, TN 37027

True Copy Certification

I, Sara Yith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sara Yith
Signature

State of Rhode Island

County of Kent

Personally appeared before me, Sarah Silva, a notary public for this county and state, Sara Yith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah A. Silva
Notary's Signature

My Commission Expires: 10/2/21
Notary' Seal (if on paper)

SARAH A. SILVA
NOTARY PUBLIC OF RHODE ISLAND
My Commission Expires 10/2/2021