Karen Johnson Davidson County
Batch# 259680 DEEDWARR
07/19/2019 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20190719-0071178

Name and Address of New Owner:
Dwain A. Caruthers, Jr.
3911 Dodson Chapel #6
Hermitage, TN 37076

Send Tax Bills To:
Dwain A. Caruthers, Jr.
SAME AS ABOVE

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 086-14-0C-006.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Kauuwai, Trustee of 3911 Dodson Chapel #6, Irrevocable Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dwain A. Caruthers, Jr.**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 6 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument #20011005-0108857, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to REO Holdings, LLC, by Decree For Redemption with Tenn. Code Ann. Sec. 67-5-2701, entered on May 2, 2019, by the Davidson County Chancery Court, Part III, Case No. 13-299-III, dated May 13, 2019 in Instrument #20190513-0044734, Registers Office for Davidson County, Tennessee. Being the same property conveyed to REO Holdings, LLC a Tennessee Limited Liability Company by Quitclaim Deed from Collette Mooneyham Freeman, dated August 29, 2014 of record in Instrument Number 20140902-0079720, Register's Office for Davidson County, Tennessee. FURTHER CONVEYED TO 3911 Dodson Chapel #6 Irrevocable Trust, David Kauuwai, Trustee, by Quitclaim Deed dated June 13, 2019, of record in Instrument Number 20190613-0057010, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for 2019 and subsequent years; All matters as shown on the Master Deed of record in Instrument Number 20011005-0108857, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as: 3911 Dodson Chapel Road Unit 6, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ~~17th~~ 18 day of July, 2019.

3911 Dodson Chapel #6, Irrevocable Trust

By: David A. Kauuwai (SEAL)
David Kauuwai, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this ~~17th~~ 18 day of July, 2019, before me personally appeared David Kauuwai, Trustee of 3911 Dodson Chapel #6, Irrevocable Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~17th~~ 18 day of July, 2019.

Notary Signature
My commission expires: 9/20/20

ANDREW MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18 ~~17th~~ day of July, 2019.

Notary Public
My commission expires: 9/20/20
File No. 2019-216

ANDREW MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

201907190071178

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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.

Signature

State of TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

